



Leeds
CITY COUNCIL

Site Allocations Plan

Employment
Background Paper

Submission Draft

Leeds Local Plan
Development Plan Document
May 2017



EMPLOYMENT BACKGROUND PAPER RELATING TO SITE ALLOCATIONS PLAN

1.0 INTRODUCTION

1.1 This background paper provides supporting evidence for the Site Allocation Plan (SAP). The Plan sets out:-

- The sites and locations which are safeguarded for continued employment and economic development purposes;
- The selection of sites identified for new general employment and economic development uses.

1.2 The main focus of this paper is on B use class employment development as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (EB3/8), and associated economic development uses. It does not look in detail at issues around retail and main town centre uses.

1.3 The paper outlines relevant national and locally adopted strategic and detailed policies in the Core Strategy (CD2/1), and sets out how the Site Allocation Plan conforms to higher level policies, enabling implementation of strategic aims. To provide a more complete overview in which to understand the proposed site allocations and policies, this paper summarises the key findings on the employment land supply which have informed the policy approach with a particular emphasis on the latest evidence base i.e. the Employment Land Review. It then goes through the chronology of site allocation policy development and key proposals with emphasis on geographic area spread and key sites.

1.4 The recently examined Aire Valley Leeds Area Action Plan has relevance to this background paper in that its employment sites contribute toward Leeds meeting targets set in the Core Strategy for development of new office floorspace and areas of land for development of general employment.

2.0 Policy Context

National Planning Policy (NPPF) and Guidance (NPPG)

2.1 The National Planning Policy Framework (NPPF) (CD3/1) requires planning to *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs (Para 1.7 core planning principles).*

2.2 The NPPF advises that planning policies “*should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of*

land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.” (Para 22).

- 2.3 As regard to plan-making, Local Plans should “*allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate*” (Para 157). Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land. (Para 161).
- 2.4 The National Planning Practice Guidance (NPPG) (CD3/2) provides guidance on joint housing and employment land assessment which forms a critical evidence base for site allocation. The NPPG (and its previous iteration PPS4 (EB3/9)) has been taken into account and fully complied with when preparing the Employment Land Review. Regarding viability of employment land PPS4 (EB3/9) expected employment land to have a reasonable prospect of take-up during the plan period (EC2.1 (h)). The current National Practice Guidance is more demanding about achievability of site development:

“What factors should be considered when assessing achievability including whether the development of the site is viable?”

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. Paragraph: 021 Reference ID: 3-021-20140306”

Core Strategy employment land requirement and employment policies

- 2.5 The Core Strategy for Leeds (CD2/1) was adopted in November 2014. It provides the local framework for the allocation and distribution of land for employment in the SAP and the Aire Valley Area Action Plan (AVAAP).
- 2.6 In relation to economic development, the long term ambition of the Core Strategy is to maintain and strengthen its position at the heart of the City Region, and grow a strong, diverse and successful urban and rural economy with skilled people and competitive businesses which are sustainable, innovative, creative and entrepreneurial. The vision of the Core Strategy expects Leeds to have maintained and strengthened its position at the heart of

the City Region with a strong diverse and successful urban and rural economy, and with skilled people and competitive businesses, which are sustainable, innovative, creative and entrepreneurial; it also provides for the creation of 35,000 new jobs in Aire Valley Urban Eco-Settlement.

2.7 Objective 6 and 7 of the Core Strategy reflect the above Spatial Vision, and specify that the Core Strategy will “*promote a diverse, enterprising and competitive economy supported by a skilled workforce*” (Objective 6), and “*deliver economic development which makes best use of land and premises across the district in sustainable locations, accessible to the community and wider labour market*” (Objective 7).

2.8 To deliver the City’s Vision and Objectives, the Core Strategy includes a number of thematic policies that inform employment land allocations:-

- **SP1** sets out the principles for the overall distribution and scale of development. Provision (ii) sets out the priority for identifying land for development, as follows:-
 - a. Previously developed land and buildings within the Main Urban Area/ relevant settlement,
 - b. Other suitable infill sites within the Main Urban Area/ relevant settlement,
 - c. Key locations identified as sustainable extensions to the Main Urban Area / relevant settlement

SP1 (v) identifies broad areas to promote economic development, job retention and opportunities for growth in existing established employment locations, in key strategic locations for job growth including the City Centre and Aire Valley, and by retaining and identifying employment land in suitable locations primarily within the urban area.

- **SP2** adopts a ‘centres first’ approach, and directs economic development including offices to the City Centre and designated Town Centres and Local Centres. It defines a hierarchy of centres to ensure that development is directed to the appropriate level of centre based on its scale and catchment. **SP3** aims to maintain and enhance the City Centre’s role as an economic driver, and make the City Centre the main focus for office development in the district with focus on the West End, South Bank, and Holbeck Urban Village. It also promotes mixed used development and public space on vacant and under-used sites and buildings in the City Centre.

- **SP4** identifies four Regeneration Priority Programme Areas, namely East Leeds, Aire Valley Leeds, Leeds Bradford Corridor, and South Leeds. Among other things, development that improves access to employment and skills and upgrade the local business environment will be given priority in these areas.
- **SP5** identifies Aire Valley Leeds Urban Eco-Settlement as a strategic location, providing at least 250 hectares of employment land along with 6,500 new homes and appropriate retail services. It provides strategic policy context for the Aire Valley Leeds Area Action Plan to review existing allocations, commitments and other opportunities.
- **SP8** sets out a number of separate policy strands to implement the city's ambition to build a competitive local economy. The following policies relate to employment use and site allocations:-
 - providing and safeguarding a sufficient supply of land and buildings as part of a wide portfolio of sites to match employment needs and opportunities for B class uses;
 - developing the designated Centres as the core location for main town centre uses including offices;
 - supporting development in existing locations and sites for general industry and warehousing, particularly in locations which take full advantage of existing services, high levels of accessibility and infrastructure;
 - supporting retention and creation of new business start-up units including small workshops where appropriate.
- To fulfil national policy requirements and to implement the Core Strategy's vision and objectives, **SP9** expects the SAP and AVLAAP to provide sites to accommodate the objectively assessed need for job growth in employment land use sectors to 2028, namely 1,000,000sqm of office space (of which 840,000sqm extant planning permission, and 160,000sqm to be identified in or on the edge of the City Centre and Town Centres), and 493 hectares of general employment land to be identified across the District.
- **SP10** sets the strategic context for the Green Belt review in order to accommodate the scale of housing and employment growth as well as an additional contingency to create new Protected Areas of Search. It sets out criteria to assess site allocations within the Green Belt.

2.9 In addition to the above thematic policies, the Core Strategy also includes two detailed policies on employment land allocations as below:

- EC1 sets out criteria on how land or sites for general employment purposes (all the B class use except B1) will be assessed and allocated in the SAP and AVLAAP process. EC2 sets out the appropriate locations for existing and proposed office development (B1 use) based on a 'centres first' policy.
- These form the basis of the selection criteria that have been applied consistently in site allocation. Detailed site selection criteria are summarised in Section 4.0.

Natural Resources and Waste Local Plan (NRWLP)

- 2.10 The NRWLP ([CD2/2](#)) was adopted in January 2013. It contains a range of policies relating to minerals & aggregates, water resources, air quality, sustainable energy use and waste, as part of an overall integrated approach that seeks to minimise and manage the use of natural resources. Policies Mineral 13 and 14 of the NRWLP were adopted in September 2015.
- 2.11 The adopted NRWLP contains site/ area specific policies and allocations that are of particular relevance to the SAP.
- Policy Minerals 2 and 3 define safeguarding areas for sand, gravel and surface coal on the Proposals Map. This has been taken into account when allocating employment land.
 - Policy Waste 4 explains that all proposals for permanent waste management facilities will be treated as an industrial use of land. Whilst waste facilities are not automatically a B2 use, they have similar impacts to industrial development. This Policy states that waste uses are employment generators and therefore contribute towards providing sufficient employment land.
- 2.12 The SAP Publication Draft ([CD1/3](#)) included a number of identified general employment sites that are also safeguarded NRWLP sites ([CD2/2](#)). These are included because they have been granted planning permission for a mineral or waste use that also counts as a type of employment use. This means that these sites can only be developed in accordance with the safeguarding policy for minerals and waste sites in the NRWLP. In the SAP Pre-submission changes ([CD1/6, Change References 659, 660 and 665](#)), to avoid confusion, the following two sites (in total of 4.35ha), whilst still counting towards employment land provision, are deleted as identified sites from the SAP.
- The Safeguarded NRW234 (formerly SAP EG1-59), Plot 460 Howley Park Ind Est Morley. This is a soil treatment facility that has been granted planning permission within this Plan Period; and
 - Safeguarded NRW4299 (formerly SAP EG1-61), Lingwell Gate Lane, Thorpe (west). This is currently vacant and can only be developed in accordance with the relevant safeguarding policy in the NRWLP.

- 2.13 These NRWLP sites provide a total of 4.35ha that can be counted toward the Core Strategy requirement for employment land. There are also 6 NRWLP sites in the Aire Valley (NRW21, NRW20, NRW183, NRW200, NRW201 and NRW202) not part of the SAP which contribute another 42.62ha, creating a total contribution of 46.97ha.

3.0 Evidence base

- 3.1 The Leeds Employment Land Review (ELR) provides the evidence base for the Leeds Local Development Framework. The ELR converts the estimate of future job growth into requirements for land and premises for employment uses for the whole district over the plan period (2010-2028), and is the main evidence base for the SAP with regard to employment land allocations.

Employment Land Review (2006)

- 3.2 Planning Consultant Arup was commissioned by the City Council to prepare the Leeds Employment Land Review (ELR), which was published in March 2006 (EB3/5). This study quantified the potential demand for employment land (in this case B1, B2 and B8) between 2006 and 2016, and the suitability of existing supply. It was informed by an Office of Deputy Prime Minister guidance note on ELRs (EB3/9) and best practice at that time. On the supply side, the ELR (2006) looked at the quantity of employment land supply, which totalled to 795 hectares in mid-2005. This included land with planning permission, UDP allocated sites and some windfall sites. The findings revealed that 21 sites, each of more than 5ha in size, accounted for 70% of the supply. The remaining 30% comprised 224 smaller sites. It also included detailed assessments of 21 key sites (each more than 5 ha's) covering aspects such as local market conditions, strategic access, sustainability, availability/ timescale, ownership and constraints. Local property surveyor *Donaldsons* were sub-contracted by the Council to provide a Leeds market overview and to assess the commercial viability of each key site.

Employment site review 2008/09

- 3.3 Reflecting the recommendations of the ELR 2006, in 2008/09 the City Council undertook a review of the entire employment portfolio to determine which sites should remain allocated for employment and for what use, which should be considered for alternative uses and which removed from employment allocation. This included both UDP allocations and windfall sites. There were in total 274 sites (751 hectares land) being assessed, of which 143 sites (612 ha) were recommended to be retained and 38 sites (109 ha) for removal. The remaining 93 sites (30 ha) were newly identified after the 2006 ELR, and subject to meeting site selection criteria these would feed into the later ELR Update 2010.

ELR Update (2010) (EB3/6)

- 3.4 In order to strengthen the evidence base for the Core Strategy and to reflect changed circumstances, namely the introduction of PPS4 (EB3/9) and the economic downturn, the City Council carried out a partial review and update of the earlier ELR study in 2010. The ELR Update (2010) (EB3/6) made revision to economic and employment growth forecasts and with improved methodological assumptions. The key findings of the ELR Update have directly informed the content of the Core Strategy in relation to employment matters.
- 3.5 A site by site assessment of existing employment sites was also carried out as part of the ELR Update, and the base date of this round of site assessment was April 2010.
- 3.6 The key findings showed that there were 173 sites in the existing land supply, amounting to 645.7 hectares. Of these sites,
- 88 were for office type development, amounting to 247 hectares. The existing commitment amounted to almost 840,000sqm in floorspace. Core Strategy SP9 states that an additional 160,000 sqm will be identified in or on the edge of City and Town Centres through the SAP and AVLAAP.
 - 85 sites were for general employment use, amounting to about 350 hectares. Almost 50% of this land area comprised of UDP allocations. Hence once windfall sites are taken into account, the SAP and AVLAAP needed to identify an additional 143 hectares of land to meet the objectively assessed demand (493 hectares general employment use land).

Employment Land Assessment 2017

- 3.7 The demand side of the Employment Land Review (ELR) fed into the requirements of the Core Strategy adopted in November 2014. An update of the ELR commenced in 2015 with a focus on employment site supply. Work on this piece of evidence continued into 2016 and early 2017 relating to a March 2016 base line. As this update is exclusively focussed on supply, this project has been renamed the Employment Land Assessment (ELA 2017). (CD1/29)
- 3.8 The ELA 2017 deals with recent changes in site circumstances and assessment of any new employment sites generated from the plan making and monitoring processes. It applies the methodology as set out in the NPPG, which is very similar to the National Guidance applicable at the time of the 2010 ELR, but differs because of the alignment with housing land assessment. Whilst the earlier national guidance expected sites to be suitable and attractive

to the market, the NPPG expects sites to be suitable, available and achievable.

3.9 The ELA 2017 explains the methodology used to assess suitability, availability and achievability of employment use in line with the NPPG. It includes a schedule of employment land in Leeds, and the detailed site assessment against the methodology. The following criteria were applied when identifying employment sites for inclusion:-

- No site threshold for unimplemented UDP sites, with or without planning permission
- Windfall sites of 0.2 ha or above for general employment, or 500 sqm or above floorspace for offices, or 500 sqm or above floorspace extension to an existing employment premise, except for the City Centre and designated town centres where smaller sites were considered

3.10 The ELA's assessment of employment sites for suitability, availability and achievability during 2015 – 2017 has informed the Aire Valley Leeds AAP Submission (September 2016) (CD2/14) and Site Allocation Plan Submission (May 2017) (CD1/1). It has led to some sites being withdrawn and others being added in the SAP Pre Submission Changes (see Table 1 below) (CD1/6). The ELA is being maintained as live evidence with further updates expected.

Viability and Deliverability

3.11 In accordance with national planning policy applicable at the time (PPS4 – EB3/9) The assessment of employment sites for the 2008/09 ELR Update which fed into the published 2010 ELR Update (EB3/6) resulted in the removal of 109ha of employment land from the supply because of not being sufficiently attractive to the market. Many of these sites were subsequently released for housing development.

3.12 The Employment Land Assessment 2017 (EB3/7) has assessed the pool of employment sites for suitability, availability and achievability. A summary of how availability and achievability were scored is set out below. A full explanation of the scoring is provided in the Employment Land Assessment.

Availability

- Availability in terms of land owner interest was scored by knowledge from submission information and development interest expressed through planning application history. Evidence of development interest, for example planning applications or enquiries for employment uses, would give a higher score.

- An availability score was also awarded according to the state of the site, based on a site visit. Evidence of marketing such as sign boards and level of clearance or need for demolition would be recorded. Officers also consulted the web-directory “Locate in Leeds” for evidence of sites being made available for development.

Achievability

- An indication of how viable a development for employment use would be on a site was achieved by assessing the physical condition of the site. Scores were awarded based on site visits and knowledge acquired about sites in terms of constraints of contamination, ground conditions etc which require public funding to address, noting where clearance is required prior to any new development, and considering whether a site is in a prime location (near motorways or established employment areas, or city centre for offices).
- Using the Council’s records of planning activity, officers also made judgements on achievability by understanding the level of planning interest from landowners / developers, including planning approval of employment or non-employment uses, the date of permissions and any other form of planning interest.

3.13 A further step toward understanding the availability and achievability of employment sites involved contacting landowners of sites lacking clear evidence of availability. The results of this exercise were not available at the time of submitting the Site Allocations Plan, allowing for Council approval formalities. A further update of the Employment Land Assessment 2017 is planned prior to Examination.

4.0 Chronology

4.1 The starting point for employment land in the Site Allocations Plan was to ensure it together with the Aire Valley Leeds Area Action Plans would meet the Core Strategy quantity requirements and be consistent with the spatial distribution policy.

4.2 The adopted Core Strategy (CD2/1) has set out high level policies guiding on employment land allocation. SP1 directs development to previously developed land and buildings or other suitable infill sites within the Main Urban Area / relevant settlement, or key locations identified as sustainable extensions to the Main Urban Area / relevant settlement.

4.3 EC1 sets out the principles on how general employment land will be identified, namely by:-

- Carrying forward existing allocations and other commitments that are suitable, available and deliverable

- subject to suitability, availability, and deliverability, identifying new allocations to address deficiencies in accessible locations within the Main Urban Area, Major Settlements and Smaller settlements, within regeneration areas, within established industrial areas or within urban extension linked to new housing proposal
 - phasing the release of land consistent with overall strategy for major regeneration and housing growth
 - identifying freight storage/ distribution opportunities as part of the overall employment land required, focused in the areas along rail corridors (particularly in the Aire Valley) and along the Aire And Calder Navigation.
- 4.4 Core Strategy Policy EC2 sets out site selection criteria for office development. The focus for most office development will be within and/ or edge of the City Centre and designated Town and Local Centres, and out of centre development would normally be resisted unless there are exceptional reasons i.e. existing commitments or small scale (up to 500 sqm) office development in specific locations.
- 4.5 The above three Core Strategy policies set out the broad development distribution context and site selection criteria, with which the SAP must comply.
- 4.6 The next task was to review of the available supply of employment land, including UDP allocations and unimplemented extant planning permissions. The Employment Land Review 2010 (EB3/6) had assessed which sites were appropriate to carry forward and which not (see paragraph 3.4 above).
- 4.7 Preparation of the Aire Valley Leeds Area Action Plan (CD2/14) commenced much earlier than the Site Allocations Plan, with public consultation on Issues and Options in 2005 and on “Preferred Options” in 2007 (CD1/41). The Aire Valley is a very important source of general employment land for Leeds, accounting for nearly half of total supply, and includes the Enterprise Zone which acts as a sub-regional attraction for new investment.

Call for Sites

- 4.8 In March 2012, a “Call for Sites” was made to attract submissions of new sites for employment and retail development. Very few sites were submitted for employment; far more were submitted for housing, even though housing sites were not explicitly invited, and some sites were submitted for retail. Suitable general employment and office sites arising from this process were included in the Issues and Options (CD1/61), and were given “Call For Sites” labels in the site references.

Site Allocations Plan Issues and Options

- 4.9 The Site Allocation Plan Issues and Options published in June 2013 ([CD1/61](#)) provided an overview of employment in Volume 1. To address the Core Strategy requirements the overview noted that c.350ha of general employment land was considered available from UDP allocations and unimplemented permissions leaving a further 143ha to be identified; it noted that there was a good supply of outstanding permissions for office development, and that further sites could be found through site allocations to meet the Core Strategy target of 1m sqm. It concluded that there were enough sites in the pool in categories of “Green” and “Amber” (see below) to meet the Core Strategy targets.
- 4.10 In preparing the Issues and Options, sites from the Employment Land Review 2010 (EB3/6) were included along with new permissions and new submissions received as part of the “Call-for-Sites” process. Where relevant a Green Belt review assessment was also carried out. A short conclusion was provided in the Issues and Options documents for each of the Housing Market Characteristic Areas. Sites were colour coded according to the following:
- Green ‘Sites with the greatest potential to be allocated for employment.
 - Amber ‘Sites with potential but issues to be resolved, or the site may not be in such a favoured location.
 - Red ‘Sites which are not considered suitable for allocation for employment and to remove from the Employment Land Review.
- 4.11 The employment sites were set out in the Volume II documents covering the 11 Housing Market Characteristic Areas. Lists of sites for offices and general employment (industry and warehousing) were set out in tables coloured “Lime Green” for sites that were “identified” (i.e. UDP allocations carried forward and unimplemented planning permissions) and “Red”, “Amber” and “Green” for sites being considered for allocation. Reasons were given to the colour coding including whether sites were considered suitable, available and achievable. Questions were posed asking whether the proposed colour coding for sites was appropriate and asking for any new sites that people consider more suitable. Each document also contained a map showing the location and extent of all the employment sites.
- 4.12 As a result of the Issues and Options public consultation exercise 7,738 comments were received from 6,734 individuals on the Issues and Options as a whole, but only 157 people commented on employment matters. A small number of comments suggested new sites for employment uses. General comments were made on the “surplus” of offices in the city centre and the lack

of local “workshop” space and the general trend for (older) warehouses to be converted to residential uses, pushing local employment out of communities.

- 4.13 The sustainability appraisal (SA) of employment sites (CD1/10) helped to understand how they perform against the 22 economic, social and environmental SA objectives.
- 4.14 Internal meetings with Ward Members during 2014 helped to identify further matters of local significance that might be important.
- 4.15 The culmination of the technical assessment of site options was the approval in principal of sites to be allocated by the City Council’s Executive Board in February 2015 following previous Development Plan Panel (DPP) meetings on 16th December 2014 and 6th and 13th January 2015.

Site Allocation Plan Publication Draft (September 2015) and Pre Submission Changes

- 4.16 Further to the approval processes as set out in Paragraph 4.15, a joint consultation took place between September and November 2016 on the Publication Drafts of the SAP and AVLAAP.
- 4.17 Preparation of the SAP and AVLAAP decoupled after the Publication stage of preparation, due to the significant scale of representations received on the SAP. The AVLAAP was submitted to the Secretary of State in September 2016 (CD2/14) and subject to examination in January 2017 and consultation on proposed modifications is to commence in May 2017. However, the quantities of employment land being supplied in the AVLAAP remain the same, as set out in Table 2 below. Consequently the remaining section deals solely with SAP matters.
- 4.18 Regarding the SAP, the vast majority of representations received on SAP Publication Draft were on housing proposals. A total of 921 representations (out of 41,046) were received. As a result of the Publication Draft representations and other factual and technical updates, a number of changes were proposed to the SAP Publication Draft employment sites. These are detailed in the reports to Development Plans Panel meetings of 14 June 2016 (EB14/2) (on sites in City Centre, East, Inner, Outer North West, Outer South and Outer West HMCAS), 28th June (EB14/3) (on sites in Aireborough, North, Outer South East and Outer South West HMCAs) and 19th July 2016 (EB14/4) (on sites in Outer North East HMCA).

Revised Publication Draft for Outer North East (ONE) HMCA

- 4.19 A revised publication draft consultation exercise for the Outer North East (ONE) Housing Market Characteristic Area (HMCA) was necessary because the landowner withdrew proposals for a new settlement at Headley Hall (including 7 hectares of general employment land). This created a significant deficit of housing and employment provision within the HMCA which needed to be remedied. A revised Publication Plan for further public consultation for the ONE HMCA (CD1/4) was published for consultation between 26th September and 7th November 2016.
- 4.20 The most significant proposal in the revised ONE Publication Draft (CD1/4) concerning employment is the proposed New Settlement at Parlington MX2-39 which proposes 5 hectares of general employment land for use during the plan period.
- 4.21 A total of 4,073 representations were received on the revised ONE Publication Draft during the consultation period, and of these, 23 concerned employment proposals. The report to Development Plans Panel on 10 January 2017 (EB14/5) summarised the consultation outcomes and proposed changes on the revised ONE Publication Draft consultation.

Other Changes

- 4.22 Other updates have been necessary to SAP employment sites for a variety of reasons. The Pre-Submission changes to the employment sites previously identified in the SAP Publication Drafts are listed in Table 1. These changes are set out in more detail in the Schedule of pre-submission changes (CD1/6) and in the Appendix 1 of this Background Paper.

Table 1 Site Allocation Plan employment sites Pre Submission Changes

HMCAs	SAP Publication Draft	SAP Submission	Reason
Aireborough	EG2-1 (Land to side Netherfield Mills, Netherfield Road Guiseley)	replaced by EG1-72	planning permission update
Aireborough	EG1-2 (Airport West Business Park)	replaced by EO1-41	factual correction
Aireborough	EG1-5 (Park Mill Leeds Road, Rawdon)	with enlarged site boundary and capacity	factual correction
City Centre	n.a.	MX1-14 (Globe Road - Tower Works)	new permission

City Centre	n.a.	MX1-15 (Granary Wharf Car Park, off Water Lane)	new permission
City Centre	MX1-17 (Bath Road) - part, MX1-18 and MX1-19 (Sweet Street West), EO1-34 (Warehouse Sweet Street), and MX2-31 (Marshall Street - 1953 Building, Holbeck)	These sites now been absorbed into MX2-35 (new Burberry mixed use site)	new merged mixed use allocation
East	EG1-33 (Manston Lane Sandreas Way)	n.a.	Site deleted.
East	n.a.	MX2-38 (Barrowby Lane, Manston).	new allocation
East	n.a.	EG2-27 (Former ice-cream factory, Manston Road, Leeds, LS15 8SX)	new allocation
Inner	EG1-21 (Trent Road Torre Road)	Now absorbed into new mixed use MX2-37 with general employment decreased by half.	new merged mixed use site
Inner	n.a.	EG1-70 Scattergood & Johnson Ltd, Low Fields Road.	new permission
Inner	MX2-9 (Kirkstall Road)	now referred to MX1-28, Kirkstall Road due to new permission.	new permission
Inner	EG1-29 (Ex- Boc Works Gelderd Road)	n.a.	site deleted.

HMCAs	SAP Publication Draft	SAP Submission	Reason
Inner	EG1-30 (Latchmore Road)	n.a.	site deleted.
Inner	n.a.	new site EG2-36 (Armley Road, Armley)	technical update
North	EG1-12 (Premises Of J W Hinchliffe Scrap Yard Weaver Street)	n.a.	site deleted.
Outer North East	EG1-8 (Land at Rudgate Walton Wetherby)	EG1-8 but larger capacity.	factual correction
Outer North East	EG1-9 (Units 512 & 515 Thorp Arch Trading Estate)	EG1-9 but larger capacity	factual correction
Outer North East	MX2-33 (Headley Hall) 7ha general employment	n.a.	Site deleted.

Outer North East	n.a.	MX2-39 (Parlington new settlement) inc. 5 ha general employment	new allocation
Outer North East	n.a.	EO1-40 (Park Hill Farm, Walton Road Wetherby)	new permission
Outer North East	n.a.	EG1-68 (Unit 204 Avenue C Thorp Arch Estate, Wetherby)	new permission
Outer South West	EG2-15 (Plots 2 & 3 Astra Park Parkside Lane Ls11)	n.a.	Site deleted.
Outer South West	EG2-16 (Parkside Lane Ls 11)	EG2-16 boundary and site capacity increased.	factual update
Outer South West	EG2-18 (Land of former Woodkirk Quarries rear of 98 Britannia Rd Morley)	replaced by EG1-73.	planning permission update
Outer South West	n.a.	EG2-26 141 (Leeds College of Technology, Westland Road, Beeston, Leeds)	new allocation
Outer South West	EG1-56 (Plots 210-220 Howley Park Ind Est Morley)	EG1-56 reduced capacity.	planning permission update
Outer South West	EG1-58 (Howley Park Industrial Estate Morley)	EG1-58 with larger site area/ capacity	technical update
Outer South West	EG1-54 (Hub 62 Bruntcliffe Road Morley LS27)	n.a.	Site deleted.

HMCA	SAP Publication Draft	SAP Submission	Reason
Outer South West	EG1-59 (Plot 460 Howley Park Ind Est Morley)	n.a.	Deleted from SAP. A NRW employment site counting towards employment.
Outer South West	EG1-61 (Lingwell Gate Lane, Thorpe (west))	n.a.	Deleted from SAP. A NRW employment site counting towards employment.
Outer South West	n.a.	EG1-71 (Capital House, Bruntcliffe Way, Morley)	new permission

Outer South West	n.a.	EG1-69 (Leeds College of Building, Parkside Lane)	new permission
Outer West	MX2-6 (Wortley Low Mills Whitehall Road)	now a sole employment allocation EG2-25	technical update
Outer West	EG2-8 (Land at former Kirkstall Power Station)	n.a.	technical update
Outer West	EG2-5 (Land Adjacent Canada Dry, Intercity Way Stanningley Pudsey)	now replaced by EG1-66	planning permission update

5.0 Key proposals: the portfolio of sites

5.1 The Submission AVLAAP (CD2/14) and Submission SAP (CD1/1) put forward a quantity of employment sites that meets the Core Strategy requirements. For offices there is a comfortable margin of supply over the requirement. For general employment the margin of supply over the requirement is small, but this is tolerable because the Core Strategy requirement is calculated to include an extra 5 year supply to provide a margin of choice for new general employment provision.

5.2 The full list of sites is set out in Appendix 1.

Summary of overall supply

5.3 Table 2 below provides a summary of the overall employment land provision as proposed in the SAP (CD1/1) and AVLAAP Submission Plans (CD2/14), as compared to the Core Strategy target. Leeds has 1,067,583 sqm of office space identified and proposed for allocation, exceeding the Core Strategy target of 1m sqm. Approximately 21% of this total (228,058 sqm) is within Aire Valley Leeds (and covered by the AVAAP). Leeds has 493.1 ha of general employment land identified and proposed for allocation, marginally exceeding the Core Strategy requirement of 493ha. Slightly less than half this total (230.82 ha) is within Aire Valley Leeds. Figure 1 shows the location and boundaries of Aire Valley Leeds AAP area in relation to the Housing Market Characteristic Areas (HMCAs) which are used to analyse the spatial distribution of sites in later paragraphs. The total SAP and AVLAAP identified and allocated employment land exceeds the Core Strategy (CD2/1) requirement as set out in Policy SP9.

Table 2 SAP and AVLAAP Employment Land Provision

	Office capacity (sqm)	General employment (ha)
Aire Valley	228,058	230.82 (inc. 42.62 from NRW)
Rest of the City - identified	644,522	119.39 (inc. 4.35 from NRW)
Rest of the City - allocation	190,653	142.89
Leeds District Total	1,063,233	493.10
Core Strategy Requirement	1,000,000	493
Surplus/deficit	63,233	0.10

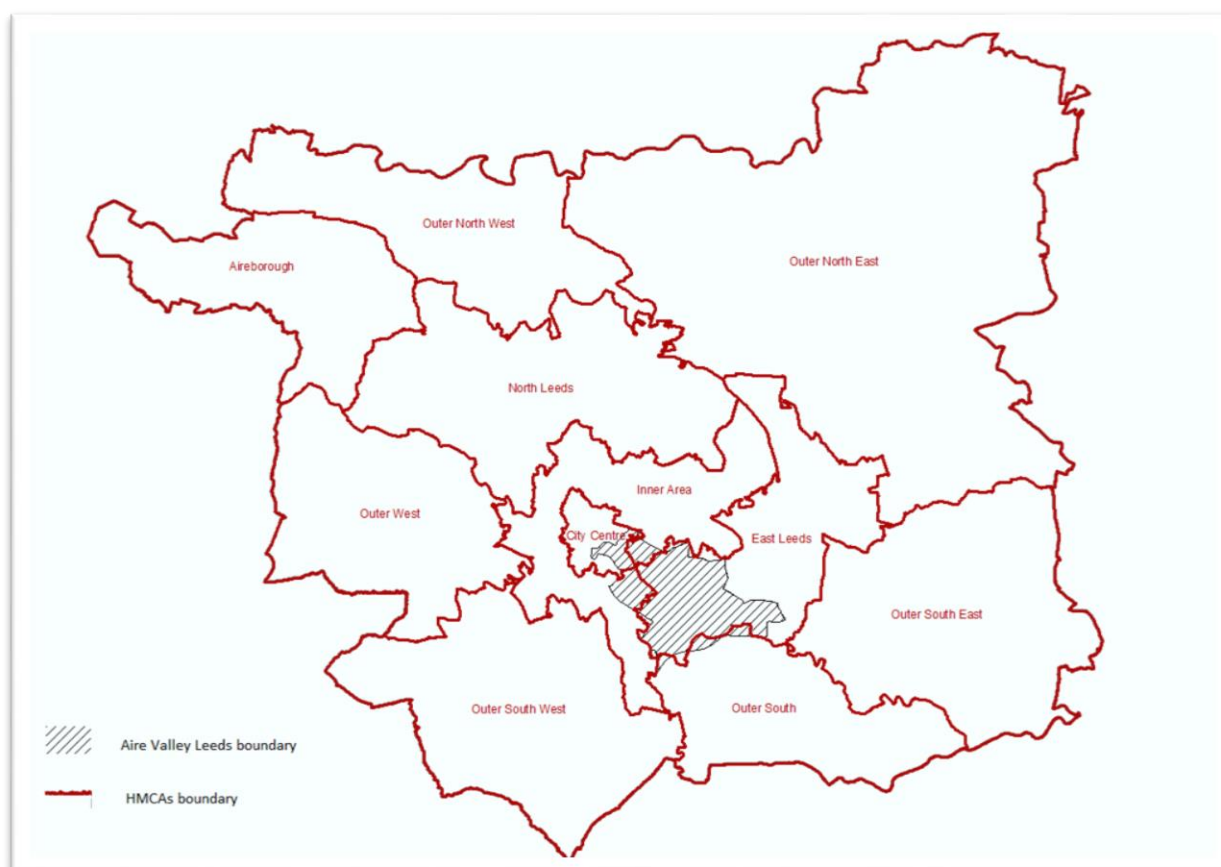


Figure 1 Aire Valley Leeds and HMCAs boundaries

5.4 The Core Strategy (CD2/1) identified areas of general employment shortfall (paragraph 5.2.60) but the scope of the Site Allocations Plan was not to prioritise finding new sites to propose for allocation in these areas, with the exception of land at Leeds and Bradford International Airport (LBIA).

Geographic spread

5.5 Figure 1 shows the HMCA areas and the Aire Valley Leeds boundaries. The overall distribution of sites is set out in Tables 3a and 3b below. General employment sites are not evenly spread around the Leeds district. In terms of

proposed allocations, there are significant quantities proposed in Outer South West (65.82ha), East Leeds (including Aire Valley) (23.47ha), and Aireborough (36.23ha). There are no employment allocations in North Leeds, Outer South and Outer South East. In terms of Identified general employment sites, there are significant quantities found in East Leeds (including Aire Valley) (222.68ha), Outer South East (27.1ha), Outer South West (27.45ha) and Aireborough (25.94ha). There is no identified general employment land in Outer South. The City Centre has a small number of employment allocations and identified sites, which is to be expected given the high density and high land values of the City Centre. Overall, the distribution of general employment sites being identified and allocated in Leeds relates to the historic pattern of established employment areas, good accessibility to the strategic road network and broadly accords with the Settlement Hierarchy of the Core Strategy.

5.6 Office land supply is also not evenly spread around the Leeds district. An even distribution by HMCA area would not be appropriate given that offices are a town centre use which policy preferences indicate should be located in-centre. In line with policy, the focus is on Centres, particularly the City Centre (265,658 sqm), Inner Area (75,220 sqm) and North Leeds (7,000 sqm). No new office allocations are proposed in the rest of the City. There is a wider spread of identified office floorspace, focussed on the City Centre (including Aire Valley) (400,642 sqm) as well as fringe areas including the East Leeds Area (140,344 sqm), Inner Area (80,475 sqm), and North Leeds (52,937sqm).

Table 3a Employment Land Spatial Distribution – HMCAs (including Aire Valley totals)

HMCAs	Designation	Office capacity (sqm)	General employment (ha)
Aireborough	Allocation	0	36.23
	Identified	6,074	25.94
City Centre (including Aire Valley)	Allocation	265,658	3.26
	Identified	400,642	1.28
East Leeds (including Aire Valley)	Allocation	0	23.47
	Identified	140,344	222.68 ¹
Inner Area (including Aire Valley)	Allocation	75,220	14.39
	Identified	80,475	5.01
North Leeds	Allocation	7,000	0
	Identified	52,937	0.95

¹ This figure includes the six allocated Natural Resource and Waste sites amounting to 42.62 hectares because these are employment generators and contribute to the employment requirement. Paragraph 2.11 of this paper offers full explanation and Table 1 provides the list of these NRW sites. Note that they are not shown in Appendix 1.

Outer North East	Allocation	0	5
	Identified	1,629	21.55
Outer North West	Allocation	n/a	1.01
	Identified	604	5.29
Outer South (including Aire Valley)	Allocation	0	0
	Identified	0	0
Outer South East	Allocation	0	0
	Identified	8,810	27.1
Outer South West	Allocation	0	65.82
	Identified	18,840	27.45
Outer West	Allocation	0	3.75
	Identified	5,000	2.92
Total		1,063,233	493.10

Table 1b Employment Land Spatial Distribution – HMCAs (excluding Aire Valley totals)

HMCAs and Aire Valley	Designation	Office capacity (sqm)	General employment (ha)
Aire Valley	Allocation	157,225	10.04
	Identified	70,833	220.78 ²
Aireborough	Allocation	0	36.23
	Identified	6,074	25.94
City Centre (excluding Aire Valley)	Allocation	117,283	3.26
	Identified	383,158	0.68
East Leeds (excluding Aire Valley)	Allocation	0	13.43
	Identified	93,285	3.71
Inner Area (excluding Aire Valley)	Allocation	66,370	14.39
	Identified	74,185	3.8
North Leeds	Allocation	7,000	0
	Identified	52,937	0.95
Outer North East	Allocation	0	5
	Identified	1,629	21.55
Outer North West	Allocation	0	1.01
	Identified	604	5.29
Outer South (excluding Aire Valley)	Allocation	0	0
	Identified	0	0
Outer South East	Allocation	0	0
	Identified	8,810	27.1
Outer South West	Allocation	0	65.82
	Identified	18,840	27.45

² This figure includes the six allocated Natural Resource and Waste sites amounting to 42.62 hectares because these are employment generators and contribute to the employment requirement. Paragraph 2.11 of this paper offers full explanation and Table 1 provides the list of these NRW sites. Note that they are not shown in Appendix 1.

Outer West	Allocation	0	3.75
	Identified	5,000	2.92
Total		1,063,233	493.10

Key sites

5.7 In terms of offices, Leeds City Centre offers the most significant location for provision. It already contains over 900,000sqm of office space (Valuation Office Data (EB3/12)) and has opportunities for new provision in all areas. Core Strategy Policy (CD2/1) identifies the area south of Leeds City Station as a particular opportunity. The south eastern part of the City Centre is covered by the Aire Valley Leeds Area Action Plan and includes significant office development opportunities around the South Bank and Marsh Lane. The City Centre has the benefit of excellent accessibility by all modes of transport, and a set of improvements planned, particularly to public transport. It also offers supporting facilities and services – shops, restaurants, hotels, leisure, conference etc. Leeds also has a number of out-of-centre business parks, planned through the Unitary Development Plan 2001. These were retained in the UDP Review 2006 (CD2/4), but still with limited opportunities for expansion such as Thorpe Park and Leeds Valley Park, and a number of Town Centres offer opportunity for office development, often attractive to local business occupiers.

5.8 In terms of general employment (including light industry, research and development, business premises and storage and distribution) the Site Allocations and Aire Valley Leeds plans identify and allocate sufficient land to meet the Core Strategy requirement with a small margin. The Aire Valley provides the most significant supply of general employment land in Leeds. Part of the area is an Enterprise Zone with tax incentives and a simplified planning regime to attract business into the City Region. Outside of the Aire Valley, the largest allocation is 36ha at Leeds Bradford International Airport. This brings a significant employment development opportunity to an area of shortfall, where there has been a steady loss of existing premises and plant to residential development. Morley also offers a significant opportunity for general employment development with good links to the motorway network and a large workforce catchment.

Sites not allocated

5.9 City wide some 540.6ha of land was not proposed for employment allocation (including mixed use). It is not possible to accurately determine a split between land not allocated for general employment and land not allocated for office because it is not always clear what use the land was intended for. However, it is known that at least 77.2ha of general employment land and

82,918sqm of potential office floorspace was not proposed for allocation. The decision not to allocate stems from a variety of reasons, including unavailability and preference to allocate for other uses. The reasons are set out in the site tables in Appendix 1 and location plans for all the non-allocated sites are set out in Appendix 2.

6.0 **Conclusion**

- 6.1 This background paper sets out a chronology and broad explanation of how Leeds has arrived at the proposed set of office and general employment identified sites and allocations, accounting for the contribution provided by the Aire Valley Leeds Area Action Plan. Lists of all sites are set out in the appendices, including sites that were considered but not proposed for allocation.

APPENDIX 1: LIST OF EMPLOYMENT SITES

1 - Aireborough

Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-1	2900890	Warren House Lane Harrogate Rd Yeadon Ls19	0.8		3000	LG	Greenfield	Site is part of a larger development site, which has in part been developed out, allocated as a Key Business Park in the UDP. It is proposed that the site is carried forward for commercial use.
EO1-2	2801002	Ph3 Rawdon Park Green Lane Yeadon	0.24		510	LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-41	2900893	Airport West Ph3 Warren House Lane Yeadon Ls19	0.45		2564	LG	Greenfield	Site is located within a Key Business Park (UDP allocation). It has extant permission for office development of 2,564 sqm. Retain for office development.
Identified office employment total:					6074			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-1	2900891	Coney Park Harrogate Rd Yeadon Ls19	16.5	16.5		LG	Brownfield	Site currently has temporary car parking and caravan storage uses on site, however, this would not preclude the site coming forward for employment use development. The site was identified in the UDP as a Key employment site/Business Park and it is intended to carry forward the employment designation.
EG1-3	2901210	White House Lane Yeadon Ls20	4.6	4.59		LG	Greenfield	Retain the site as whilst it has topographical issues it has good access and it is in a good strategic location.
EG1-4	2801642	Adj Westfield Mills Yeadon	0.12	0.11		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-5	2701530	Park Mill Leeds Road, Rawdon	4.34	4.34		n/a	Mix 50:50	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-72	2801270	Land to side Netherfield Mills, Netherfield Road, Guiseley	0.4	0.4		n/a	Greenfield	Site has approval under 13/05550/FU on 13/11/2014 for erection of five light industrial (B1C) and warehouse (B8) units.
Identified general employment total:					25.94			

General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG3	2901660	Land at Carlton Moor / Leeds Bradford Airport	36.23	36.23		n/a	Greenfield	Additional employment needs were identified in the outer north west and Aireborough areas which can be met on this site, in parallel with LBIA ambitions to grow the airport. The impact on the Green Belt minimised because of clearly defined boundaries and sunken topography which means the site is not highly visible. It is also adjacent to the operational boundary of the airport and access will be provided from the planned link road between the A65 and A658 which will divert freight away from the settlement of Yeadon. Release of the site for development will be phased through Policy SP12 of the Core Strategy, proposed Policy EG3 of the Site Allocations Plan and preparation of a Supplementary Planning Document to ensure that land use, transport infrastructure, effects on the landscape and other matters are properly planned.
General employment allocation total:				36.23				

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2800611	Lcc Depot Off Green Lane Yeadon	1.5	1.5		R	Brownfield	Site is not available. It is in use as a LCC highways Depot.
	2802310	Low Mills Guiseley Ls19	7.23	7.22		R	Greenfield	The northern and southern part of this site has existing Natural Resource and Waste / light industry uses. The only available part is the central area which is a valley with mature woodland and high ecological value. The ELA site assessment concluded this site being unsuitable for any employment allocation.
	2802330	Office Element High Royds Hospital Redevelopment Bradford Road Guiseley	1.28		0	R	Brownfield	Site has extant planning permission for residential development and no longer available for new employment.
	2900895	Airport West Ph4 Warren House Lane Yeadon Ls19	1.03	1.03		LG	Greenfield	Site removed from supply as detached restaurant scheme approved under 14/03387/FU at Airport West Business Park, Warren House Lane, Yeadon. Site no longer available for new allocation.
Not allocated for employment use total:				9.75	0			

2 - City Centre

Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-5	454	Portland Crescent LS1	0.92		4000	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-7	402	Cropper Gate - Mayfair LS1	0.22		3620	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-8	5359	Airside development, Wellington Place and Whitehall Road, Leeds	6.08		121175	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-9	5123	30 Sovereign Street, Leeds, LS1 4BA	0.04		205	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-10	3017	St Peters church & house	0.33		93	A	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-13	450	Globe Road / Water Lane LS11	1.79		18720	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-14	405	Globe Road - Tower Works LS10	1.13		11860	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-15	205	Granary Wharf Car Park, off Water Lane LS11 5PS	0.4		530	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-16	202	Silver Street - Midland Mills LS11 9YW	0.37		3310	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-17	409	Bath Road LS11	0.41		4000	G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-20	445	Jack Lane / Sweet Street LS10	2.93		95570	G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-21	415	High Court LS1	0.07		707	G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-22	443	Skinner Lane - Jayco House LS7	0.18		247	G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-23	456	The Calls (rear 2-28) LS2	0.35		600	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-24	2023	Wellington Street - YEP LS1 1RF	1.85		37000	G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
Identified mixed use total:					301637			

Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-15	2028A	Great George Street - LGI	4.25		12000	A	Brownfield	Health trust expects to dispose of older buildings on site including the Gilbert Scott and Brotherton wings. Site would be suited to part conversion to conserve the listed elements and part redevelopment to provide a mix of residential and office space.
MX2-16	1010	Bridge Street, Baker House	0.2		1000	A	Brownfield	Suitable city centre location for mixed use scheme with office at ground floor level adjacent to A64 and apartments on upper floors.
MX2-17	2004	North Street - Leeds College of Building	0.9		4500	A	Brownfield	City centre site suitable for office and residential development.
MX2-19	230	Westgate - Leeds International Swimming Pool	1.32		13243	G	Brownfield	Suitable central site for offices and residential.
MX2-20	187	Westgate - Brotherton House LS1 2RS	0.27		5000	G	Brownfield	Suitable for conversion to residential with lower floor offices. Development interest expressed.
MX2-22	2001	St Peters Square	0.09		600	G	Brownfield	Suitable site for infill development with offices at ground floor and residential at upper floor levels.
MX2-23	200_411	Quarry Hill/York Street Leeds	2.75		11000	n/a	Brownfield	Overall site suitable for mixed use development with residential and office development. Quantity of apartments and offices reflects recent planning application. Car park plot to rear of Dance Studio suitable for office at ground floor level and residential at upper floor levels.
MX2-25	449	Duncan Street (7)	0.04		428	G	Brownfield	Opportunity for upper floor conversion to provide office floorspace and dwellings.
MX2-29	431	The Calls (38)	0.03		112	G	Brownfield	Suitable for conversion to residential with offices at ground floor level.
MX2-30	2031	Water Lane Railway Triangle	0.98		5000	G	Brownfield	Site suited to high-rise mixed office apartment scheme. Limited access from the south will require investment.
MX2-32	225	Water Lane - Westbank	2.2		20790	A	Brownfield	Site suitable for mixed office/residential scheme. Very accessible city centre site. Flood risk will be considerably improved by completion of the Leeds Flood Alleviation Scheme. Expect 20,790sqm of offices and 288 dwellings.
MX2-34	5196	Criterion Place North	0.35		2310	n/a	Brownfield	This was part of a larger site that was split into parts for the Publication Draft. Criterion Place North remains available and suitable for a mixed scheme with offices on the lower floors and residential above.
MX2-35	5349	Temple Works Mixed Use Site	11.37	3.1	10000	n/a	Brownfield	Landowner suggested one single mixed use site to replace a number of proposed allocations and identified sites.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-36	2021	Water Lane Car Park	0.18		3000	G	Brownfield	Highly accessible surface car park site suited to housing development. At request of the landowner, site amended to a mixed use site with B1 office space and residential above.
Mixed use allocation total:			3.1		88983			

Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-26	2005020	6 Queen Street And 28a York Place LS1	0.19		8070	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-30	2003139	Adj West Point Wellington Street LS1	0.36		22680	G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-31	2002400	Whitehall Riverside Whitehall Road LS1	1.7		9690	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-32	2002362	Flax Warehouse (formerly Marshall House) Marshall Street LS11	0.02		390	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-33	2005750	1 Victoria Place Holbeck LS11 5AN	0.22		660	n/a	Brownfield	Site has planning permission under 14/04149/FU for change of use to convert existing ground floor car parking to office use; with associated external alterations for office extension over existing car park approved on 17/09/2014.
EO1-35	2005100	10 - 11 Sweet Street Holbeck LS11 9DB	0.94		7900	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-36	EMP00335	Criterion Place	0.59		12596	n/a	Brownfield	Site split and superseded by sites referenced EO1-36 and MX2-34
EO1-42	2003900	Ex-metroholst Site Quarry Hill Leeds 9	0.54		19535	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
Identified office employment total:					81521			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-62	2103680	Bristol Street Motors Bridge Road Water Lane	0.68	0.68		n/a	Brownfield	Site has approval under 14/05464/FU on 17/09/2014 for Bus storage depot and ancillary office/amenity building
Identified general employment total:				0.68				

Office allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO2-6	2005630	Kirkstall Road Car Park	0.74		22300	G	Brownfield	Site originally advanced as a mixed use residential opportunity, but residential no longer considered suitable because of road island setting. Part of the site would be suitable for a multi-storey office building. Part would be suitable as a multi-storey car park. Part should be provided as greenspace
EO2-9	2005400	Hunslet Lane Hunslet Leeds	0.28		6000	n/a	Brownfield	Site suitable for redevelopment to provide linear office building
Office allocation total:					28300			

General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-22	2000950	Leathley Road & Cross Myrtle Street LS11	0.16	0.16		G	Brownfield	Site suitable and available to be allocated for general employment. The site to the north is already allocated as a waste site in the Natural Resources and Waste DPD. There have been previous permissions for business units.
General employment allocation total:				0.16				

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2000721	Kidacre Street - former gas works site	4.31			A	Brownfield	Site currently blighted by HS2
	2004179	S/o 20-22 Manor Road Holbeck LS11	0.38		909	LG	Brownfield	Site no longer available. Mixed use predominantly residential scheme completed in December 2008.
	2004330	Land Off Manor Road Ingram Row & Sweet Street	1.92		10275	LG	Brownfield	Site not available for office development. Planning application for housing scheme approved.
	2004730	Office Elements Harewood Quarter LS2	6.78		9260	LG	Brownfield	Phase II of the Victoria Gate scheme is expected to have no office content.
	2004790	9, 10 & 12 South Parade Leeds LS1 5QS	0.14		9150	LG	Brownfield	Offices (09/02975/FU) – Completed 01/03/2012 - before the base date of the plan.
	2005030	Arches 1 - 8 Church Walk LS2	0.21			LG	Brownfield	Site not available as it is being used for day nursery
	2005050	11-14 Bond Court LS1	0.01		200	LG	Brownfield	Change of use 09/03717/FU completed before base date of plan.
	2005500	Marsh Lane/York Street - Co-op Funeral Services & St Annes Shelter	1.07			R	Brownfield	Majority of buildings on site are fully occupied. Land not available for redevelopment
	2005640	Leeds Club Albion Place	0.07			n/a	Brownfield	Not available because site has become fully established as a conference and hospitality venue.
	2005670	Crown Street - White Cloth Hall LS2	0.09			G	Brownfield	It is considered that there is no scope for offices in a retail/heritage led regeneration scheme.
	2005690	Meadow Lane frontage - Apex Business Park	3.41			G	Brownfield	Most parts of site occupied and in use. Unlikely to be available until after the plan period.
	EMP00283	Kidacre Street, Motorcycle Training Area	0.77			A	Brownfield	Site blighted by HS2
	2004840	Extension At Cloth Hall Court Infirmary Street LS1	0.28		4350	LG	Brownfield	Office extension scheme was completed prior to the base date of 1/4/2012 and is therefore not counted in the SAP
Not allocated for employment use total:					34144			

3 - East Leeds

Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-25	2039	Thorpe Park, undeveloped non-submitted land	34.67		83615	A	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
Identified mixed use total:					83615			

Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-38	2086	Barrowby Lane, Manston LS15	21.17	10		A	Greenfield	Green Belt site. The site is contained by strong defensible boundaries to the north and south east (major roads and railway) so release of the site would not set a precedent for further Green Belt sprawl. Site allocated for a mix of housing and employment, to reflect the strategically advantageous location adjacent the M1 Motorway.
Mixed use allocation total:				10				

Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-14	3203250	Plot 4500 Century Way Thorpe Park Ls15	1.99		6310	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-15	3203252	Plot 4400 Park Approach Thorpe Park Ls15	0.92		360	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-16	3203254	Plot 3175 Century Way Thorpe Park Ls15	0.59		3000	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
Identified office employment total:					9670			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-32	3202740	Coal Road Seacroft Ls 14	3.65	3.65		LG	Greenfield	Site with planning permission, 2/3 for a range of employment uses (B1(b + c), B2 and B8) and a private hospital (11/00318/OT), and 1/3 for a DIY store (11/00319/FU).
EG1-34	3203171	Land off Bullerthorpe Lane LS15	0.06	0.06		G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
Identified general employment total:				3.71				

General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-27	EMP00357	Former ice-cream factory, Manston Road, Leeds, LS15 8SX	3.43	3.43		n/a	Brownfield	Brownfield site in the Main Urban Area. Site is currently vacant. It is located in an area of mixed characters consisting of residential and commercial use. This site represent good opportunity to provide local jobs for the proposed new housing allocations in this area and in creating sustainable communities.
General employment allocation total:				3.43				

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	3200011	Manston La Sandleas Way Ls15	0.96	0.95		LG	Brownfield	Site has been developed as part of a trailer park (B8) prior to the Plan Period. No longer available for new allocation.
	3203123	Colton Mill Bullerthorpe Lane Ls15	0.13		60	LG	Greenfield	Already converted to a five bedroom dwelling. No longer available for new allocation.
	3203180	Red Hall Lane LS17	9.71			R	Greenfield	UDP key business park allocation, but site has recent planning permission, and offices no longer acceptable in this location as out of centre. Other B1 uses not realistic here as adjacent to Listed Buildings and would be surrounded by housing. Propose residential use in line with adjacent land to east and west as part of East Leeds Extension.
	3203230	Former Vickers Factory Manston Lane LS15	20.47	20.46		R	Brownfield	Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM) on adjoining site. Developer interest expressed through planning application for residential use with associated community facilities and ancillary uses (pending decision subject to prior extraction of coal and the implementation of the Manston Lane Link Road) (14/02514/OT and 14/02521/FU). Proposed for residential allocation. Highly unlikely to be available for employment allocation.
	3203231	Residential Scheme At Former Vickers Defence Factory Manston Lane Ls 15	4.98			R	Brownfield	Residential scheme approved 16/03/2009 (08/03440/OT) and 02/12/2011 (11/02315/RM).
	3203490	R/o Woodville Garage York Road Whinmoor Ls14	0.42	0.42		G	Brownfield	Gained permission for housing 08/04/2015 (14/03560/FU) and therefore no longer available for employment.
Not allocated for employment use total:				21.83	60			

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM025	Land At Junction Coal Road/Ring Road, Seacroft, Leeds	3.65	3.65		u	Greenfield	Site with planning permission and under construction for B2 and B8 uses (with ancillary B 1), with drive-through restaurant. 15/05018/FU and 16/03742/FU.
Not allocated for mixed use total:				3.65				

4 - Inner Area

Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-6	208	Mabgate, Macaulay Street, Argyll Road (land between)	1.18		3670	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-11	447	Whitehall Road - Doncasters LS12	3.49		50380	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-12	433	Globe Road - Doncasters LS11	2.04		3220	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-28	198	Kirkstall Road - Yorkshire Chemicals Plc	2.13		750	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted.
			Identified mixed use total:		58020			

Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-7	CFSM049	Thomas Danby College, Roundhay Road, Leeds	4.82	1		G	Brownfield	Call for sites submission for residential, industry, warehousing and offices. Brownfield site within the main urban area. Suitable in principle for residential development or mixed use with residential. Site sits opposite a light industrial estate, so general employment use would be suitable. Vacant building being sold for development.
MX2-9	3390_3393	Kirkstall Road, Leeds	5.16		41000	n/a	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.
MX2-10	3408	Wellington Road, Leeds	2.48		5000	A	Brownfield	Suitable site for offices and high density housing on the fringes of the city centre. A brief is being prepared for appropriate masterplanning with similar nearby sites.
MX2-11	1265	Armley Gytratory - former Gas Works	5.42	2.5		A	Brownfield	With the proposed remodelling of the Armley Gytratory junction land should become available for housing and general employment development. It is a suitable location for both.
MX2-13	3015	Banyon House	2.48	1.24		A	Brownfield	In existing employment use, suitable in principle for residential development or mixed use, as residential area adjacent.
MX2-37	1145A	Hudson Road, Hudson Mill (Arcadia), Burmantofts	20.2	4.3		A	Brownfield	Brownfield site in main Urban Area. Suitable for residential with employment.
			Mixed use allocation total:	9.04	46000			

Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-8	2005700	Former John Peters Armley Road	0.69		2245	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-9	2005760	Kirkstall Road - Maxis Restaurant site	0.31		7330	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-10	2104460	Tristram Centre Brown Lane West Ls12	0.06		650	R	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-11	2103380	City West Office Park Gelderd Road Leeds 12	1.41		4160	LG	Greenfield	This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. Remaining land can be built out under previous permission
EO1-37	2401781	Ph2 Arlington Mills Armley Road Pickering Street Ls12	0.46		1780	G	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
Identified office employment total:					16165			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-20	3402480	Long Close Industrial Estate Dolly Lane Burmantofts	0.2	0.2		n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-22	2104060	S/o 30 Springwell Road Holbeck Leeds 12	0.39	0.39		LG	Brownfield	Existing brownfield site. Recent planning permission (13/05855/FU-Change of use including part demolition, extension and alterations from office and warehouse to form 3 storage and distribution units each with ancillary trade sales counter). Given the type of permission and the local area this site is ideal for employment uses.
EG1-23	2105070	Former Lord Nelson Inn 22 Holbeck Lane Holbeck	0.11	0.11		n/a	Brownfield	Site is in middle of an industrial area. Suitable for employment use. Application 12/03172/FU Change of use of former public house to B1/B8 use & erection of two storey building with associated car parking & landscape. Permission granted is for the construction of new two storey building with total floor area of 528m ² . □ The space will be split into 33% office use, 57 % storage and warehouse use and 10% inspection and packing areas. 14/01891/FU - refusal for Hand Car Wash - Appeal in progress.
EG1-24	2105180	48-52 Springwell Road Holbeck LS12 1AW	0.15	0.15		n/a	Brownfield	Current site with approval for one detached block of four industrial units under 13/02877/FU.
EG1-25	2104130	139 Gelderd Road Leeds 12	0.24	0.23		LG	Brownfield	Any employment use involving structures on this site is based on a 2004 planning permission (Extension of time of planning application 21/325/04/FU for 2 single storey wholesale warehouse units with 22 car parking spaces). This expired in May 2014. Currently being used as a hand car wash (09/03776). The site is on the edge of a large business/ industrial estate and is suitable for employment.
EG1-26	2001252	Land Inc Plot 7 The Piggeries Brown Lane West Ls12	0.14	0.13		LG	Greenfield	Site with existing UDP allocation (E3C:18). Principle of general employment development accepted.
EG1-27	2001250	Brown Lane Ls 12	0.99	0.99		LG	Mix 40:60	Site with existing UDP allocation (E3C:18). Principle of general employment development accepted.
EG1-28	2001251	Brown Lane Ls 12	0.19	0.18		LG	Greenfield	Site with existing UDP allocation (E3C:18). Principle of general employment development accepted.
EG1-31	2202540	Holme Well Road Middleton LS10 4SL	0.18	0.18		n/a	Brownfield	Current site with approval for detached office/warehouse unit (Class B1/B2/B8) with car parking under 14/00553/FU.
EG1-70	2105260	Scattergood and Johnson Ltd, Lowfields Road	1.24	1.24		n/a	Brownfield	Site has approval under 13/05550/FU on 13/11/2014 for erection of five light industrial (B1C) and warehouse (B8) units.
Identified general employment total:				3.8				

Office allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO2-2	2004069	Office Scheme Wellington Road & Gotts Road Leeds 12	0.49		20370	G	Brownfield	Site is on the edge of the City Centre adjacent to the City Island residential block. Suitable edge of city centre location for offices.
Office allocation total:					20370			

General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-10	2105050	Land at Brown Lane West Holbeck	1.46	1.46		n/a	Greenfield	Site is an area of Green land next to the Ingram distributor and south of the dismantled railway. Given its location and the surrounding uses it is suitable for employment uses. The site is being marketed for all B uses except offices.
EG2-11	2104230	Former Co-op Dairy Depot Gelderd Road Ls12	1.62	1.62		G	Greenfield	The developable area of this site is c 1.2 ha. It is in a good location for B2/B8 uses on a main radial (A62). The site is on the edge of an industrial estate and is suitable for employment.
EG2-12	2103385	Gelderd Road Leeds 12	0.99	0.99		G	Greenfield	This site is part of a Business Park (City West) off Gelderd Road near the centre of the town. As it is within a Business Park the site is suited for general employment.
EG2-13	2104710	Tulip Street Beza Street Ls10	0.46	0.46		G	Brownfield	Expired permission for B1 and B8. Site is part of the further end of a car park serving retail park. Overall this is a suitable and available site for general employment use.
EG2-36	EMP00354	Land at Armley Road/Wellington Road, Leeds	0.82	0.82		n/a	Brownfield	This site was a discounted housing site in the SAP Issues and Options due to site being within existing employment area and unsuitable for housing development. ELA 2016 Update suggests this site is suitable, currently available and potentially achievable for general employment use. It is proposed to be a new general employment allocation EG2- 36.
General employment allocation total:				5.35				

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2001200	Land at Eiland Road Holbeck	4.22	4.21		n/a	Brownfield	Not available. The site is currently used as a Park and Ride with the residual area having permission for an ice rink.
	2002611	Wellbridge Industrial Estate Graingers Way Ls12	0.46			R	Brownfield	Site appear to be being used as a car park for various buildings along Graingers Way. This includes retail and office uses. Site is part of SHLAA Site 2027 and is proposed for Housing.
	2003190	Ex LCC Depot Viaduct Road LS4	0.56	0.56		n/a	Brownfield	Site unavailable as in current use as storage land by Carillion plc.
	2004990	Jack Lane/grape Street Hunslet Ls10	0.35		1440	LG		Site already developed for employment use.
	2104690	Unit 4, Tristram Centre, Brown Lane West, Ls12 6bp	0.87	0.04		R	Brownfield	Site has been developed and no longer available for new allocation.
	2104700	Ex- Boc Works Gelderd Road Ls12	3.29	3.28		LG	Brownfield	Site is in existing use and is a Safeguarded Natural Resource and Waste use in the adopted NRW DPD. No longer available for new general employment allocation.
	2104720	Ring Road Beeston/Gelderd Road LS12	4.06	4.06		n/a	Brownfield	Site has recent approval for Car Sales and Garage. (14/03978/RM - Reserved Matters Application for motor dealership for the sale, service and MOT of motor vehicles, associated access roads and landscaping). Site is suitable for general employment but unlikely to be available.
	2105060	Land at Sydenham Street Holbeck	1.59	1.59		n/a	Brownfield	Site seems to fully occupied for employment uses. Site is occupied for employment uses and unavailable for new allocation.
	2105170	Latchmore Road LS11	0.63	0.63		n/a	Brownfield	Site has been vacant industrial building within an established industrial park. The last use is a coach vehicle depot which is Sui Generis but of similar nature to B2/B8 industry use. It would not consist of new employment use.
	2202170	Holme Well Road Middleton Ls10	0.23	0.22		R	Brownfield	The site is part of a large ASDA store and not available for new employment allocation.
	2602360	St Marks Church St Marks Road Ls 6	0.99			R	Greenfield	Historical record due to previous interest in conversion to office. This is an existing church in use, and is constrained by listed status and burial ground.
	2603710	Site 4 Oatland Lane Meanwood Ls7	1.22		160	LG	Greenfield/Brownfield mix	Site no longer available for employment following construction of a block of 3 retail units in 2014.
	2603880	Royal Park Primary School Queens Road Ls6	0.31		660	LG	Greenfield	Land owner (Leeds City Council) has decided to use this site for Open Space. No longer available for new allocation.
	3203370	S/o Howson Algraphy Ring Road Seacroft Ls14	0.48			G	Greenfield	Out of centre location therefore no longer considered suitable for offices. Retain the site for next plan period general employment.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	3400301	Hill Top Works Buslingthorpe Lane Ls 7	1.12			R	Brownfield	Permission granted for residential use. Site no longer available for general employment use.
	3400360	Land off Preston Terrace Sheepscar Leeds	0.43	0.42		n/a	Greenfield	Site may be suitable in long term but currently land locked' by other owners and uses. Recent sale of college building and various options for buildings in the area mean uses for area uncertain. However, if the site is bought by new owners may go into employment. Clarity likely to emerge in future but site next to education use with poor access..
	3400920	Bayswater No.1 Arundel Leeds	0.44	0.44		n/a	Brownfield	Site in mixed area consisting of industrial, office and residential uses. This site is now proposed to be allocated for housing.
	3402830	Land at Regent Street/Skinner Lane Leeds	1.03		10316	n/a	Brownfield	Site removed from employment supply as approved outline scheme under 13/04885/OT for retail (A1) and gym (D2) development.
	CFSE003	Land Between Apex View, Dewsbury Road & Meadow Road, Leeds	1.05			R	Greenfield	Located immediately adjacent to major vehicle infrastructure (the road network). Site may be constrained by efficient access on and off the M621 slip roads. However existing office development adjacent to site. More attractive and likely viable sites in area.
	EMP00303	Denso Marston 49-59 Armley Road	2.16			n/a	Brownfield	Not available. Permission given for retail development.
	2103560	SITE B OLD RUNI ROAD LEEDS 10	0.89		6410	n/a	Brownfield	Completed under 13/02488/FU on 04/07/2014 for change of use from warehousing (B8) to industrial (B2) - food manufacturing and the erection of 2 silos but change between uses within general employment means it is not identified as a completion of additional employment.
	2103480	TULIP STREET BEZA STREET LS10	4.52		14500	n/a	Brownfield	Completion under 13/04073/FU for Change of use of units 5 and 6 (A1 retail) to gymnasium (D2). Not additional employment land or floorspace.
	EMP00341	From Milford to Former Glass Works, Cardigan Road	1.23	0	0	n/a	Brownfield	Site is located within a mixed use area with retail, residential community services. It is a brownfield site with road frontage, generally flat. However site has existing use (builder merchant) and not available for general employment allocation.
				15.45	33486			
				Not allocated for employment use total:	33486			

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM001	Hudson Road, Burmantofts, Leeds LS9 7JJ	17.59	0		u	Brownfield	Refer to MX2-37.
	CFSM018	Site Bounded By Bridge Street, Gower Street, Regent Street (A61), & New York Road, Leeds, LS2 7PX	1.63	0		u		Site is an Identified Housing Site with reference HG1-247
	CFSM027	Premises At Roseville, Leeds, LS8 5DR	1.44	1.44		u	Brownfield	Site has existing employment use. Not available for new allocation.
	CFSM042	Land between Barrack Street and Sackville Street, Leeds, LS7 2BQ	2.84	2.84		u	Brownfield	Already in existing employment use
	CFSM043	Kirkstall Road, Studio Road, and Park Road, Kirkstall, Leeds	8.61	8.61		u	Brownfield	Currently in employment use
	CFSM052	49-59 Armley Road (former Denso Marston Premises)	2.16	2.16		u	Brownfield	Permission for retail use
				15.05				
				Not allocated for mixed use total:				

5 - North Leeds

Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-2	376	Ring Road West Park, Silk Mill Way and Iveson Drive Iveson Drive	20.83		4950	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-3	626	Abbey Road - Kirkstall Forge LS5	17.47		14270	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
			Identified mixed use total:		19220			

Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-4	3014	Kirkstall District Centre	3.62		7000	A	Brownfield	A mix of residential, office and retail would be appropriate given town centre location. Residential could be in place on upper floors.
			Mixed use allocation total:		7000			

Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-4	2701510	Low Lane Horsforth	1.21		8302	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-5	2701300	OFFICE ELEMENT CORN MILL FOLD LOW LANE HORSFORTH LS18	0.11		540	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-6	2602760	Bodington Business Park Otley Road Ls16	4.4		24375	G	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-7	2404920	471 KIRKSTALL RD LS5	0.11		500	n/a	Brownfield	Site has extant planning permission for 500 sqm office floorspace.
			Identified office employment total:		33717			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-11	2405330	Unit 2 St Anns Mills Off Commercial Road Kirkstall	0.22	0.22		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-13	2404193	Former Gas Holder Station Burley Place Leeds Ls4	0.46	0.45		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-14	2404190	Lcc Depot Off Viaduct Road Leeds Ls4	0.29	0.28		G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
Identified general employment total:				0.95				

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2404191	Premises Of A Taylor & Son Weaver Street Ls4	0.49			R	Brownfield	The site is not available as it has a current employment use.
	2404192	Premises Of J W Hinchliffe Scrap Yard Weaver Str	0.28	0.28		LG	Brownfield	Site has existing metal recycling use that is Safeguarded in the adopted Nature Resource and Waste Local Plan. Not available for new employment allocation.
	2601360	Ex-woodside Quarries Clayton Wood Road Ls16	13.08			R	Majority brownfield	UDP employment allocation. However, outline consent for a housing-led mixed use 'urban village' granted March 2010. Not suitable for B2-B8.
	2601811	Moor Grange West Park Ls 16	0.68			R	Greenfield	UDP employment allocation. However, land-locked site within a Local Nature Reserve (LNR 026). Not suitable for employment.
	2701350	S/o Troy Mills Troy Road Ls18	0.57		1140	LG	Majority brownfield	Permission for mixed use scheme (including offices) completed Spring 2010. The site is not available.
	3002680	355 Roundhay Road, Leeds	0.26		580	LG	Brownfield	The site is not available for employment. Permission for petrol filling station (13/00296/FU).
	3401980	Mansion & Former Kitchen Garden Gledhow Park Dri	0.71			R	Greenfield/Brownfield mix	A UDP Employment site. However, the site is not available as permission for residential was extended Nov 2013 (13/03145/EXT).
Not allocated for employment use total:				0.28	1720			

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM024	Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU	4.7	0		u	Brownfield	Site has planning permission for residential development (Identified Site HG1-72) so is not available for mixed use development.
Not allocated for mixed use total:				0				

6 - Outer North East

Mixed use allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX2-39	5372	Parlington Estate, Aberford (Phase 1)	114.52	5		n/a	Greenfield	It is considered that a significant proportion of the supply of new development (housing and employment) in the Outer North-East HMCA is best achieved through the planning of a purpose built new settlement. The new freestanding settlement could be planned to meet garden village principles and provides a unique opportunity to deliver comprehensive large scale development including high quality new homes, local employment opportunities, new community green spaces and a range of supporting community services and infrastructure within an attractive environment. The allocation of a new settlement as part of the overall portfolio of allocations is considered to represent the best way of achieving sustainable development whilst meeting the identified development needs of the Outer North East HMCA. Phase 1 of a potentially larger settlement will be delivered within the plan period; however the wider site could help to ensure the stable delivery of housing in the longer term.
				5				
				Mixed use allocation total:				

Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-3	3103954	Park Hill Farm Park Hill Studio Walton Road Wetherby	0.5		579	LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-40	3103953	BLDGS B PARK HILL FARM WALTON ROAD WETHERBY	0.13		1050	n/a	Brownfield	site has extant planning permission for office development of 1050 sqm.
				Identified office employment total:	1629			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-8	3104450	Land at Rudgate Walton Wetherby	0.67	0.37		n/a	Brownfield	Site has approval under 13/05708/FU on 09/04/2014 for single storey extension to factory. Size altered to reflect size of extension only.
EG1-9	3104210	Units 512 & 515 Thorp Arch Trading Estate Wetherby Ls23 7bj	1.64	1.9		LG	Brownfield	Identified site. The site formed part of a consent to refurbish the buildings into 24 industrial units. Part of the consent (on an adjacent site), has been implemented as such the consent to develop the site remains extant.
EG1-10	3203550	Holmecroft York Road Ls13 4	2.29	2.29		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-63	3100832	Avenue D Thorp Arch T E	4.32	4.32		LG	Brownfield	Identified Site. The site forms part of a previous undeveloped UDP employment allocation (E3B.22). The site is situated within an established industrial area where employment use is appropriate.
EG1-64	3103750	Wighill Lane & Rudgate, Thorp Arch Ind Estate	3.49	3.49		n/a	Brownfield	Site with existing UDP allocation (ESA.31). Principle of general employment development accepted.
EG1-65	EMP00337	Avenue D & E Thorp Arch Estate	8.06	8.06		n/a	Brownfield	Site with existing UDP allocation (E3B.21). Principle of general employment development accepted.
EG1-68	3104480	Unit 204 Avenue C Thorp Arch Estate, Wetherby	1.12	1.12		n/a	Brownfield	Identified Site. The site forms part of a previous undeveloped UDP employment allocation (E3B.22). The site is situated within an established industrial area where employment use is appropriate.
Identified general employment total:								21.55

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	3103630	Deighton Rd Wetherby	0.28		1210	LG	Brownfield	Site not available. Required for residential use. Current planning application for 13 apartments pending.
	3104020	Sandbeck Lane Wetherby Ls22	6.28	6.28		R	Greenfield	Site is suitable for both employment and housing. Given it's location and the local housing pressure, this is now proposed for residential allocation. No longer available for general employment.
	3104030	Ph2 Plot 361 Sireet 7 & Avenue E East Thorp Arch Trading Estate Wetherby	1.4	1.41		R	Brownfield	Whole site in active general employment use. Site does not present a new employment allocation opportunity.
	3104060	Units A-d Cromwell Park York Road Wetherby Ls22	0.48		800	LG	Brownfield	Site unavailable. Northern section of the site has been fully built out (as 2004 consent). The southern part of the site was subject to an approved planning application to extend the adjacent nightclub (The Engine Room), which post date the employment approval on the site
	3104100	Adj Former Linton Springs Hotel Sicklinghall Road Wetherby Ls22	0.2			R	Greenfield	Site appears to have been recently converted into residential use as such it is not likely to be available for employment use. The site would create an isolated development within the Green Belt with poor transport links. This is out of centre location and unsuitable for office use. Overall not suitable and unlikely to be available for employment.
	3104330	S/o Travellers Rest Inn Harewood Road Collingham Wetherby	0.41		430	LG	Brownfield	Not available for employment use. Recent consent for a nursery development post dates the previous office permission
	3104400	Sweep Farm Boston Road Wetherby Ls22 5 Dx	0.39	0.39		LG	Greenfield	Planning permission now expired planning permission of B8 use. Isolated Green Belt location, and proposal would have high potential not suitable to lead unrestricted sprawl and harm the Green Belt. Not suitable for employment allocation.
	3104420	Land At Sandbeck Lane Wetherby Ls23	0.52	0.52		LG	Greenfield	Site built out in 2011. Would not contribute to employment land supply for the plan period
	EMP00326	Thorp Arch Trading Estate	85.18	0		n/a	Mix 40:60	Landowners have asserted that the site is not available or viable for general employment allocation. Site has a pending housing application.
	EMP00340	Park Hill, Business Park	7.07	0	0	n/a	Mix 50:50	This is existing Park Hill business park. Not available for new allocation.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	EMP00358	Land at Harewood Yard, Harewood, Leeds	7.01	0	0	n/a	Mix 50:50	Green Belt site located within the Harewood Estate and within the Harewood House Historic Park and Gardens. The site is situated outside the settlement hierarchy and therefore the location does not align with the spatial development strategy. The site is presently a small business park formed by conversions from historic buildings and former agricultural buildings. The site also contains significant areas of woodland which have ecological importance. Consequently very little residual land is available within the site for development and these are not considered to represent a strategic allocation opportunity which would justify its release from the Green Belt. If the whole site was considered for development then it would have a detrimental impact on the heritage assets (Historic Park and Gardens and listed buildings), as well as the Green Belt and areas of ecological importance.
Not allocated for employment use total:				8.6	2440			

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM033	NEB Site, Scarcroft Lodge, Scarcroft, Leeds	4.78	4.78	5000	P	Brownfield	Site is within Seacroft Conservation Area and adjoin the curtilage of Scarcroft Lodge, a Grade II Listed Building. Site is also within the Green Belt. Site is not suitable for office development due to out of centre location. Due to the conservation, heritage and Green Belt constraint, site is unlikely to be suitable or viable to be converted to suit modern general employment uses. This site is now proposed for residential use (see site HG2-26).
Not allocated for mixed use total:				4.78	5000			

7 - Outer North West

Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-1	1122	Mill Lane - Garnetts Paper Mill, Otley	9.3		604	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
MX1-26	745	Otley (east of)	29.99	5.02		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
			Identified mixed use total:	5.02	604			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-7	2901640	Pool Road Otley LS21 1EG	0.26	0.27		n/a	Brownfield	Site has approval under 13/05550/FU on 13/11/2014 for erection of five light industrial (B1C) and warehouse (B8) units.
			Identified general employment total:	0.27				

General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-2	2900042	Land off Ilkley Road, Otley, Leeds	0.48	0.48		n/a	Brownfield	A small triangle shaped brownfield site bounded by the river and road. The site is located within the Green Belt however there are strong defensible boundaries i.e. the river and road, and development would be unlikely to result in unrestricted sprawl. Site is suitable, available and achievable for general employment subject to appropriate mitigations against flood risk, ecology and conservation area.
EG2-3	2900040	Land off Ilkley Road, Otley, Leeds	0.53	0.53		n/a	Greenfield	A vacant piece of land currently grassed, next to the car park and being part of existing premises of manufactory (former Ideal Standard factory). Site has no significant physical or policy constraints for general employment use.
			General employment allocation total:	1.01				

8 - Outer South

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2201750	Pontefract Road Rothwell	6.65			R	Brownfield	The site has an existing employment use and therefore cannot contribute to additional supply.
	2201970	Adj Dunford House Green Lane Methley Ls26	0.45		270	LG	Brownfield	The site was completed in 2009 and therefore has been removed from contributing towards the requirement in the Site Allocations Plan as this is prior to commencement of the Core Strategy.
	EMP00339	Land and buildings at Richmond stables, Leeds Road, Lofthouse, Wakefield, WF3 3ND	1.8	0	0	n/a	Greenfield	Proposed new employment site during Publication Draft public consultation. Whilst the site is flat land and physically suitable for employment use, the entire site is located within the Green Belt. A Green Belt assessment concludes that releasing of this site serves the Green Belt functions in terms of preventing unrestricted sprawl and safeguarding the countryside from encroachment. Development of general employment on this site would negatively affect the village setting and character of Lofthouse. Site is recommended to be discounted for general employment allocation.
Not allocated for employment use total:				0	270			

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	MXD00052	Site of Glenoit & Minerva Mills, Aberford Road, Oulton	2.32	0		n/a	Brownfield	Brownfield site within major settlement boundary. Site allocated for housing (HG2-178).
Not allocated for mixed use total:				0				

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2901230	East Chevin Road Otley LS21	1.5			R	Brownfield	The site is in existing use as a cattle auction site and provides other community functions including car boot sales. Whilst a brownfield site within the urban area, it is not considered appropriate as an employment allocation.
	2901530	Wharfedale Fabrication Coal Yard, Station Rd, Arthington	0.04	0.04		LG	Brownfield	Site has existing employment uses on site. Therefore not appropriate to allocate for employment use.
	2901610	Westgate, Otley	0.74			n/a	Brownfield	This site has been derelict/vacant for a number of years and is proposed to come forward as part of a scheme with Ashfield Works. It is located within the town centre therefore town centre uses would be most appropriate. Access to the site is through a Council owned car park.
	EMP00342	Produmax Otley LS21 3HX	0.05	0	0	n/a		In current employment use. Allocation for employment use is not appropriate.
	EMP00343	Denton Motors/Coleman Tyres/Yorkshire Electrical Suppliers Otley LS21 1HE	0.24	0	0	n/a		In current employment use. Allocation for employment use is not appropriate.
	EMP00344	Tate Fuel Oil Otley LS21 3BB	0.22	0	0	n/a		In current employment use. Allocation for employment use is not appropriate.
	EMP00345	Sinclairs Otley LS21 1AH	0.59	0	0	n/a		In current employment use. Allocation for employment use is not appropriate.
	EMP00346	Craftsman Tools / Sinclairs Warehouses Otley LS21 1JE	0.93	0	0	n/a		In current employment use. Allocation for employment use is not appropriate.
	EMP00347	P.H. Plasters Otley LS21 3HA	1.86	0	0	n/a		In current employment use. Allocation for employment use is not appropriate.
	EMP00348	Wharfebank Business Centre Otley	1.6	0	0	n/a		In current employment use. Allocation for employment use is not appropriate.
		Not allocated for employment use total:		0.04	0			

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM035	Land At Green Acres, Moor Road, Bramhope, Leeds, LS16 9HJ	8.41	0		u	Mixed	Green Belt site. Development of the site would constitute urban sprawl and is unrelated to the existing settlement, with no defensible Green Belt boundary. Highways concerns regarding poor accessibility and access difficult to achieve due to short frontage and dense trees.
		Not allocated for mixed use total:		0				

9 - Outer South East

Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-27	818	Station Road, Allerton Bywater	21.2		6950	LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
			Identified mixed use total:		6950			

Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-17	3306221	Ph1a Offices Hawks Park North Newhold Aberford Road Garforth	3.79		1860	LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
			Identified office employment total:		1860			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-35	3306220	Ph2 Hawks Park North Newhold Aberford Road Garforth	16.64	12.99		LG	Greenfield	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT).
EG1-36	3306223	Ph1 Warehouse Hawks Park North Newhold Aberford Road Garforth	7.21	4.08		LG	Greenfield	UDP employment allocation. Forms part of wider permission for an employment park (12/00725/OT)
EG1-37	3305010	Proctors Site New Hold Garforth	1.11	1.11		LG	Brownfield	UDP employment allocation. Permission for employment May 2013.
EG1-38	3305014	Ash Lane Procter Bros Site	0.44	0.44		LG	Brownfield	UDP employment allocation. Recently granted planning permission for a 2 storey workshop and ancillary office (10/02420/FU).
EG1-39	3305013	Exsig Works At Proctors Site New Hold Garforth	0.2	0.2		LG	Brownfield	UDP employment allocation. Permission relating to an employment use (14/04237/FU).
EG1-40	3303691	New Hold Est Garforth Plot 17	0.33	0.32		G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-41	3303689	New Hold Est Garforth Plot 9	0.16	0.15		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-42	3303683	New Hold Est Garforth Plot 3-5	0.59	0.58		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-43	3305674	Unit3 Peckfield Business Park Micklefield	1.55	1.54		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-44	3305670	Peckfield Business Park Micklefield	5.01	5.01		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-45	3305990	6A & 7 Astley Way Swillington	0.69	0.68		n/a	Mix 70:30	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
			Identified general employment total:					
				27.1				

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	3203170	Residual Land At Temple Point Bullerthorpe Lane Ls15	2.56			R	Majority brownfield	UDP employment allocation. However, not available as the site has permission for 86 houses (12J01422FU).
	3305200	Lotherton Way & Ash Lane Garforth	0.72	0.72		R	Majority greenfield	UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed for employment allocation.
	3305370	Aberford Road Garforth	1.77			R	Greenfield	UDP employment allocation. However, the site has been found unsuitable because of highway constraints and drainage issues. Not proposed.
	CFSE002	Land at Newton Lane, Allerton Bywater, WF10 2AA	9.28			R	Greenfield	Newton Lane acts as a natural boundary to Allerton Bywater. If this site were developed the settlement boundary would shift to the north of Newton Lane setting a dangerous precedent for further expansion into the Green Belt. Not proposed for employment.
Not allocated for employment use total:				0.72				

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM021	Land Off Wakefield Road, Garforth	21.81	0		u	Greenfield	Green Belt site. It has an important strategic purpose in keeping the gap between settlements open. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.
	CFSM028	Land North of Garforth, Leeds	46	0		u	Greenfield	Green Belt site. The proposed HS2 rail route runs through the northern part of the site. Highway concerns re local network, and narrow railway bridge for access. Ecology concerns. Major site HG2-124 to east of Garforth chosen on balance as a better site for development than the combined sites to the west/north of Garforth.
Not allocated for mixed use total:				0				

10 - Outer South West

NRW employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-59	2300267	Plot 460 Howley Park Ind Est Morley	1.15	1.15		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-61	2202570	Lingwell Gate Lane, Thorpe (west)	3.2	3.2		n/a	Brownfield	This site is currently vacant, however it is Safeguarded NRW 4299 in the Nature Resource and Waste DPD. It is not proposed to be allocated for general employment, because it can only be developed in accordance with the safeguarding policy for minerals and waste sites in the NRWLP. It can however be counted towards Plan Period general employment land (as in the adopted Policy Waste 4 in NRW DPD).
NRW employment total:				4.35				

Identified office employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EO1-22	2302404	R/o Arlington Business Centre Millshaw Park Avenue Ls11	0.37		3280	LG	Brownfield	Site completed on 21/08/2014 under 13/02207/FU for new build offices with undercroft car park.
EO1-23	2304560	Millshaw Park Lane Leeds LS11 0LT	2.27		6265	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-24	2302835	Phase 2c Capitol Park Tingley Common Wf3	0.96		4400	LG	Greenfield	Remaining part of employment allocation available for development.
EO1-38	2105090	St Anthonys Road Beeston	2.93		3295	n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
EO1-39	2302836	Phase 3 Capitol Park Tingley Common Wf3	2.43		1600	G	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted.
Identified office employment total:					18840			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-46	2105040	Former Pack Horse Inn Gelderd Road LS12	0.26	0.26		n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted. Permission granted for one industrial /warehouse unit in July 2012 (12/02045/FU) and consequently implemented.
EG1-47	2403262	R/o Nina Works Cottingley Spring Gelderd Road Ls27	0.64	0.63		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-48	2403810	Opp Ravell Works Gelderd Road Wortley Ls12	5.03	5.02		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-50	2304190	Unit A Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	2.62	0.35		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-51	2304191	Units B C & D Bracken Park & Overland Industrial Estate Gelderd Road Gildersome Ls27	0.81	0.81		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-52	2301611	Wakefield Road Gildersome	3.57	3.57		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-53	2304060	R/o Epsom Court Bruntcliffe Avenue Morley Ls27	0.29	0.29		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-55	2300894	A/dj Ravenheat Ltd Chartists Way Morley	0.09	0.09		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-56	2300262	Plots 210-220 Howley Park Ind Est Morley	1.26	1.26		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-57	2300268	Plots 410 & 420 Howley Park Road East Morley Ls27	1.81	1.81		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-58	2301350	Howley Park Ind Est Morley	2.38	2.38		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-60	2302750	Topcliffe Lane Tingley Ls27	1.28	1.28		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-67	2104440	S/o Premier House Ring Road Royds Lane Ls12	0.33	0.33		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of general employment development accepted.
EG1-69	2105250	Leeds College Of Building, Parkside Lane	0.33	0.33		n/a	Brownfield	Identified Site. The site forms part of a previous undeveloped UDP employment allocation (E3B.22). The site is situated within an established industrial area where employment use is appropriate.
EG1-71	2304600	Capital House, Bruntcliffe Way, Morley	1.54	1.54		n/a	Brownfield	Site has approval under 13/05550/FU on 13/11/2014 for erection of five light industrial (B1C) and warehouse (B8) units.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-73	EMP00356	Land at Howley Park Trading Estate, Morley	3.15	3.15		n/a	Brownfield	Site has approval under 13/05550/FU on 13/11/2014 for erection of five light industrial (B1C) and warehouse (B8) units. Extant permission for general employment that count towards the employment requirement in the Plan Period.
Identified general employment total: 23.1								

General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-14	2104450	Royds Service Station Royds Lane Beeston	0.26	0.26		n/a	Brownfield	Vacant and derelict site within an established commercial area. Overall this site is suitable, currently available and potentially achievable for general employment.
EG2-16	2101900	Parkside Lane Ls 11	3.4	3.4		G	Greenfield	Site is open land to the rear of a large Industrial estate. Access via Parkside Lane. It is an appropriate site for employment particularly given its location.
EG2-19	CFSM010	Land Off Topcliffe Lane, Morley And to The North Of Capitol Park, Leeds	26.84	26.8		u	Greenfield	A Green Belt site to the north of existing Capitol Park industrial estate with good access to the motorway network. The site has little physical constraints that cannot be mitigated for general employment use. A Green Belt assessment concludes that releasing this site would not have significant impact on the overall Green Belt objectives, and is proposed to be deleted from the Green Belt to overcome the policy barrier. Site is currently available and achievable for general employment use.
EG2-20	2200462	Fall Lane East Ardsley Wf3	0.59	0.59		R	Brownfield	Permission was originally given for housing development on Ardsley Sidings with a small element of employment land in order to provide mixed use employment opportunities in the area. The site is therefore considered suitable in principle for employment use and would assist providing local employment opportunities along with new housing in Ardsley.
EG2-21	2202290	Lingwell Gate Lane, Thorpe	3.7	3.7		n/a	Greenfield	Green Belt site. This site is adjacent to a safeguarded Natural Resources and Waste site and is therefore considered to be more suitable for employment use than for housing. Development of the site would represent an incursion into Green Belt, however on balance its location close to the motorway network makes it suitable for employment use.
EG2-23	2303010_2303011	Land At Nephshaw Lane Asquith Avenue Glidersome	29.04	29.04		n/a	Greenfield	Site to be reclassified as an identified site for submission. UDP employment allocation (E4:14). Part of the site has an approved scheme (12/02470/OT) which is an outline application for proposed employment development for up to 92148 sq m of use classes B1(b) (Research and Development) and B1(c) (Light Industrial Uses), B2 (General Industrial Uses) and B8 (Storage and Distribution Uses). The scheme was approved on 06/03/2015. The remainder of the site is available for general employment.
EG2-26	EMP00355	Leeds College of Technology, Westland Road, Beeston, Leeds	2.03	2.03		n/a	Brownfield	This is the former Leeds College of Technology that was previously proposed in SAP PD for housing i.e. xHG2-141. The site is in process of obtaining planning approval for general employment use. It is a currently available, suitable and achievable site for general employment use.
General employment allocation total:				65.82				

Not allocated for employment use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2103631	Plots 2 & 3 Astra Park Parkside Lane Ls11	0.39	0.39		LG	Brownfield	Site is a narrow long strip within Astra Business Park. Site visit confirmed that a large part of the site is in existing use which would make most of site unavailable for new allocation.
	2201920	Former Brick Works Lingwell Gate Lane Thorpe Wf3	2.68			R	Greenfield	This is a vacant brownfield site within Thorpe on the Hill development boundary. Whilst not within Green Belt, the site forms an effective buffer between residential land to the south and a safeguarded Natural Resource and Waste DPD site to the north.
	2201921	Former Brick Works Lingwell Gate Lane Thorpe Wf3	2.43			R	Brownfield	Site has been built out as residential.
	2201930	Thorpe Hall Thorpe Lane Thorpe Wf3	1.01			R	Brownfield	This site has Thorpe Hall Listed Building falling into disrepair. Negotiations are continuing to release land for housing to fund repair of the house. However, the use of the house is as yet undecided and given the out of centre location office use may be unlikely. Site carries UDP E4:41 employment allocation and is not in the Green Belt. Location is not easily accessible by public transport, and fails to meet the Core Strategy Accessibility Standards for new development (both employment and housing). Not proposed for general employment.
	2301552	Bruntcliffe Lane Morley	1.24			R	Brownfield	Site has existing use and unavailable for new employment allocation.
	2302530	Rods Mills Lane - High St Morley	1.84			R	Brownfield	Site in close proximity to Morley Town Centre. It accommodates a listed building and within setting of Morley Conservation Area. Central part has mature woodland which has ecological value. Office is unsuitable due to out of centre location. The physical and environmental constraints restrict development potential and viability for modern general employment use. Site has now been proposed for housing allocation.
	2303441	Warehouse Units Adwalton Business Park Wakefield Road Drighlington Bd11	0.16		580	LG	Brownfield	This site is in existing employment use, hence no need for allocation.
	2303459	Peel Mills Commercial Street Morley Ls27	0.43		430	G	Brownfield	Site not available as it has already been converted to residential and office development.
	2304490	Howley Park Road East LS27	0.87	0.87		n/a	Brownfield	This site is in existing employment use, hence no need for allocation.
	2304500	Unit 1 Adwalton Business park 132 Wakefield Road Drighlington BD11 1DR	0.13		560	n/a	Brownfield	This site is in existing employment use, hence no need for allocation.
	2401060	Former Loco Shed Site Off Royds Lane Ls 12	5.58			LG	Brownfield	Site unavailable as being developed as full residential scheme for 154 dwellings under 14/00521/RM.

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2403250	Carr Crofts Tong Rd Ls12	0.22	0.21		LG	Brownfield	This site is in existing employment use, hence no need for allocation.
	2100562	MANOR MILL LANE LS 11	1.02		3790	n/a	Brownfield	Completion under 13/00199/FU on 05/06/2014 for change of use of industrial unit to form ambulance service response unit. Not allocated as it is not additional employment land.
Not allocated for employment use total:				1.47	5360			

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM003	Makro Store, Royds Lane, Lower Wortley Road, Leeds, LS12 6HU	3.66	0		u	Brownfield	Call for sites submission for a mixed use development of 200 dwellings and 11 000sqm of retail space. The site covers site 3386 which is allocated for housing. It is currently a Makro store, in a mixed use (residential and employment) area, suitable for residential use in principle.
	CFSM006	Land Between Gelderd Road/Asquith Avenue and Nephshaw Lane, Gildersome	29.96	0		u	Greenfield	Call for sites - mixed use submission for 400-600 dwellings or flats, B1/bc or B8, offices and retail. See sites 3387 & 1112 above.
	CFSM019	Sugar Mill, Oakhurst Avenue (Just Off Dewsbury Road), Leeds, LS11 7DF	1.85	0		u	Brownfield	Call for sites submission for residential, offices and retail. Housing allocation HG2-140.
	CFSM023	116, Old Lane, Beeston, Leeds LS11	0.54	0		u	Brownfield	Within the urban area. Approved application for foodstore.
	CFSM040	Wakefield Road, Gildersome, Morley, Leeds	3.31	0		u	Greenfield	Call for sites submission for 100 dwellings, offices and retail. This site covers site 3007 which is not allocated for housing. Site 3007 is well related to the motorway and partially implemented for employment use. Residential use not considered for acceptable given existing allocation and adjacent uses.
	CFSM046	Cotton Mill and Grove Farm Dewsbury Road, Leeds	32.58	0		u	Brownfield	Call for sites submission for residential, retail and leisure. It covers site 1208 which is not allocated for housing due to its current retail use (White Rose Centre).
	CFSM047	White Rose Shopping Centre Dewsbury Road, Leeds	32.78	0		u	Mixed	Call for sites submission for residential, retail, leisure and complementary commercial uses. It covers site 1209 which is not allocated for housing and is a Green Belt site. The site is isolated from the existing built area, and by itself would represent a significant incursion into Green Belt unrelated to the existing settlement form. Development here would significantly reduce the Green Belt gap between Morley and Middleton.
Not allocated for mixed use total:				0				

11 - Outer West

Identified mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
MX1-4	CFSM051	Town Street, Farsley, Pudsey, Leeds, LS28 5UJ	3.35		5000	u	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of mixed use accepted
			Identified mixed use total:		5000			

Identified general employment

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG1-15	2501660	Intercity Way Stanningley Ls13	0.51	0.5		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-16	2401631	Tong Road/pipe & Nook La Ls 12	0.23	0.22		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-17	2405670	DSL House Wortley Moor Road Upper Wortley LS12 4JE	0.29	0.29		n/a	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-18	2402152	Carr Crofts Drive Armley Moor Ls 12	0.17	0.17		LG	Brownfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-19	2401181	Allocated Site Chelsea Close Leeds 12	0.93	0.93		LG	Greenfield	Site with current or recently expired planning permission or existing UDP allocation. Principle of employment development accepted
EG1-66	2500680	Land Adjacent To Canada Dry Intercity Way Stanningley Pudsey	0.81	0.81		n/a	Greenfield	Site is extension land for Britvic factory adjacent. Planning permission has been granted for an extension and a further planning application has been submitted for a water treatment plant building. Retain site for employment.
			Identified general employment total:	2.92				

General employment allocation

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
EG2-6	2400850	Land Rear of Stanningley Field Close, Swinnow Lane, Swinnow	0.48	0.48		n/a	Greenfield	Site is within an established industrial area and could gain access to the road network. Suitable, available and achievable site for general employment subject to mitigations.
EG2-7	2401892	Stanningley Road & Swinnow Road, Pudsey	0.42	0.42		n/a	Greenfield	A grassed flat site located within an employment area. Suitable, available and achievable general employment site.
EG2-9	2501424	Expansion Land At Emballator Ltd Phoenix Way B04	1.15	1.15		LG	Brownfield	Suitable, currently available and achievable general employment site as expansion land for adjacent occupier.
EG2-25	5219	Wortley Low Mills Whitehall Road	2.46	1.7		n/a	Brownfield	Brownfield site suitable and currently available for employment use. The site is well connected to the strategic road network and adjacent to existing employment uses. Site has a pending application for mixed use scheme which consists of general employment and car showroom (Sui Generis).
General employment allocation total: 3.75								

Not allocated for employment use

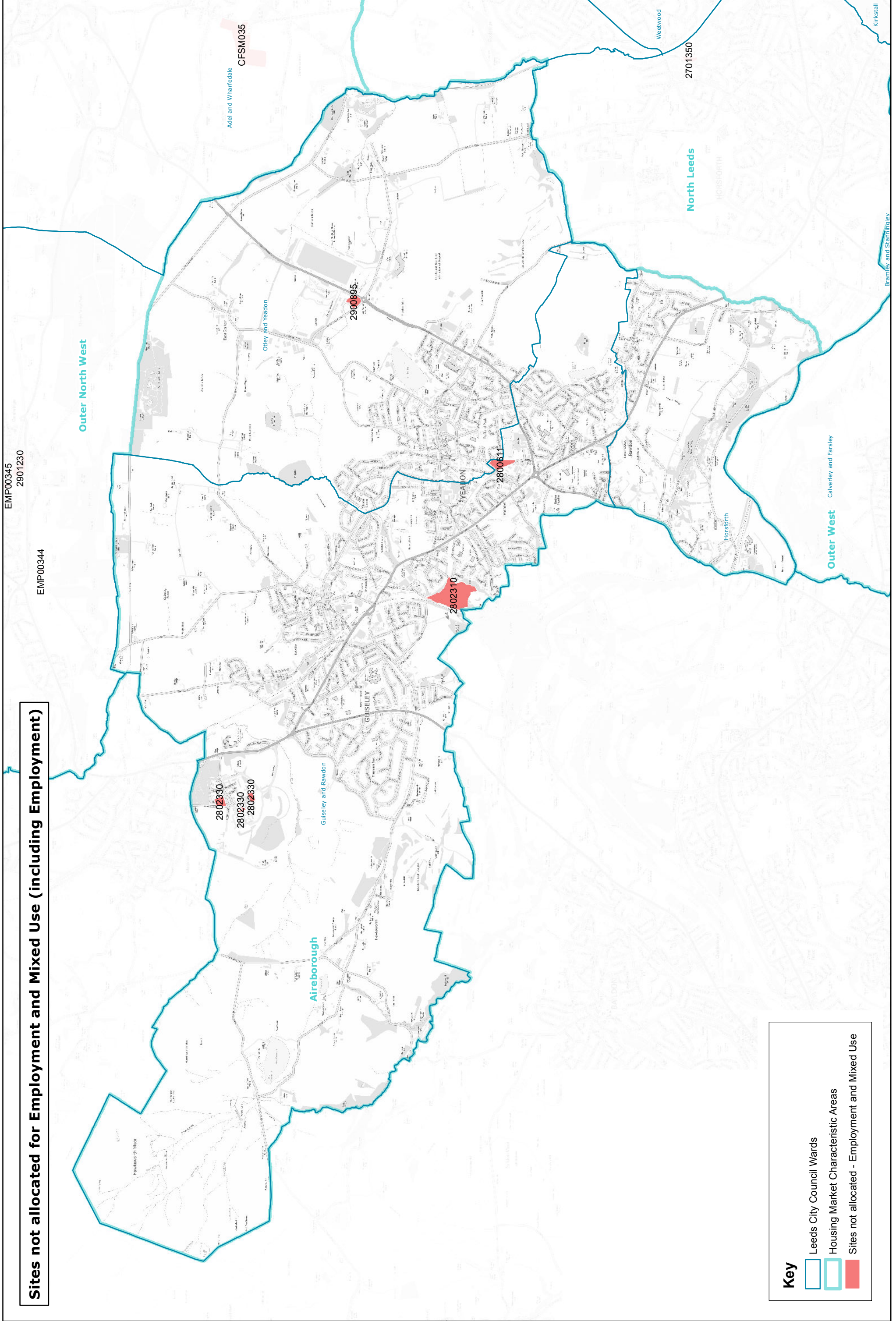
Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	2402880	Cubic Business Centre Stanningley Road Ls13	0.2		1150	LG	Brownfield	Site is currently in employment use - permission 09/00695 completed.
	2403100	Abbey Rd Adj R Aire Leeds 5	1.24			R	Greenfield	Remove. High risk of flooding therefore unlikely to gain planning permission for any use.
	2403210	Wyther Lane Leeds 5	1.11			R	Greenfield/Brownfield mix	Site no longer available due to residential consent.
	2403270	Whitehall Park Whitehall Road Leeds 12	1.98			R	Brownfield	Site has existing use for materials recycling. Not available for new employment allocation.
	2403820	Swinnow Road Bramley Ls13	0.58		2663	LG	Brownfield	More recent planning permission for housing development makes the site unavailable for employment uses.
	2500550	Round Hill Pudsey	1.05			R	Brownfield	Planning permission has been granted for residential development on site.
	2501400	Stanningley Station Ls 28	3.11			R	Brownfield	Site is in use as a timber and building merchants and should therefore be removed.
	2501410	Providence Mills, Viaduct Street, Stanningley, Pudsey	0.54	0.54		n/a	Brownfield	Site is in use. Doesn't appear underdeveloped. Remove
	2501640	Lane End Terrace Pudsey	0.29		975	LG	Brownfield	Site has planning permission for residential development so not unavailable for employment uses.
	2502500	Midpoint Dick Lane Thornbury Bd4	3.73			R	Greenfield	Remove. Site under construction for residential development.
	2502510	Off Tyersal Lane Tyersal Bd4	11.1			R	Greenfield	Former employment allocation; however site has extant planning permission for 272 dwellings. Not available for general employment allocation.
	2502721	83-99 Bradford Road Stanningley Ls28	0.73			R	Brownfield	Remove. Planning permission granted for 92 flats and a two storey office block.
	2502940	Richardshaw Drive Pudsey Ls28	0.44			R	Brownfield	Planning permission granted 25/428/04/FU for 7 two storey office units in 3 blocks with 60 carparking spaces. Built and in use. Remove site no longer available.
	2503200	Waterloo Road & Gibraltar Road Pudsey	1.12	1.11		LG	Brownfield	Site has planning permission for residential development so unavailable for employment uses.
	CFSE005	Land at former Kirkstall Power Station	4.2	4.2		G	Brownfield	Site has existing Kirkstall Power Station. Site does not appear to be available for new employment allocation in the near future.
			Not allocated for employment use total:	5.85	4788			

Not allocated for mixed use

Plan Ref	ELR Ref	Address	Area ha	General emp. ha	Office capacity sqm	I&O RAG	Green/Brown	Reason
	CFSM008	Butterbowl Works, Ring Road, Lower Wortley, Leeds, LS12 5AJ	1.63	0		u	Brownfield	Mixed use submission. No uses specified. In existing employment use, adjoining main road. Site should be retained as employment.
	CFSM029	Former Belgrave Electrical Works Town Street, Stanningley, Pudsey, LS28 6HB	1.82	0		u	Brownfield	Site has planning permission for residential development (identified site HG1-164). Not available for mixed use development.
Not allocated for mixed use total:				0				

APPENDIX 2: MAPS OF SITES NOT ALLOCATED

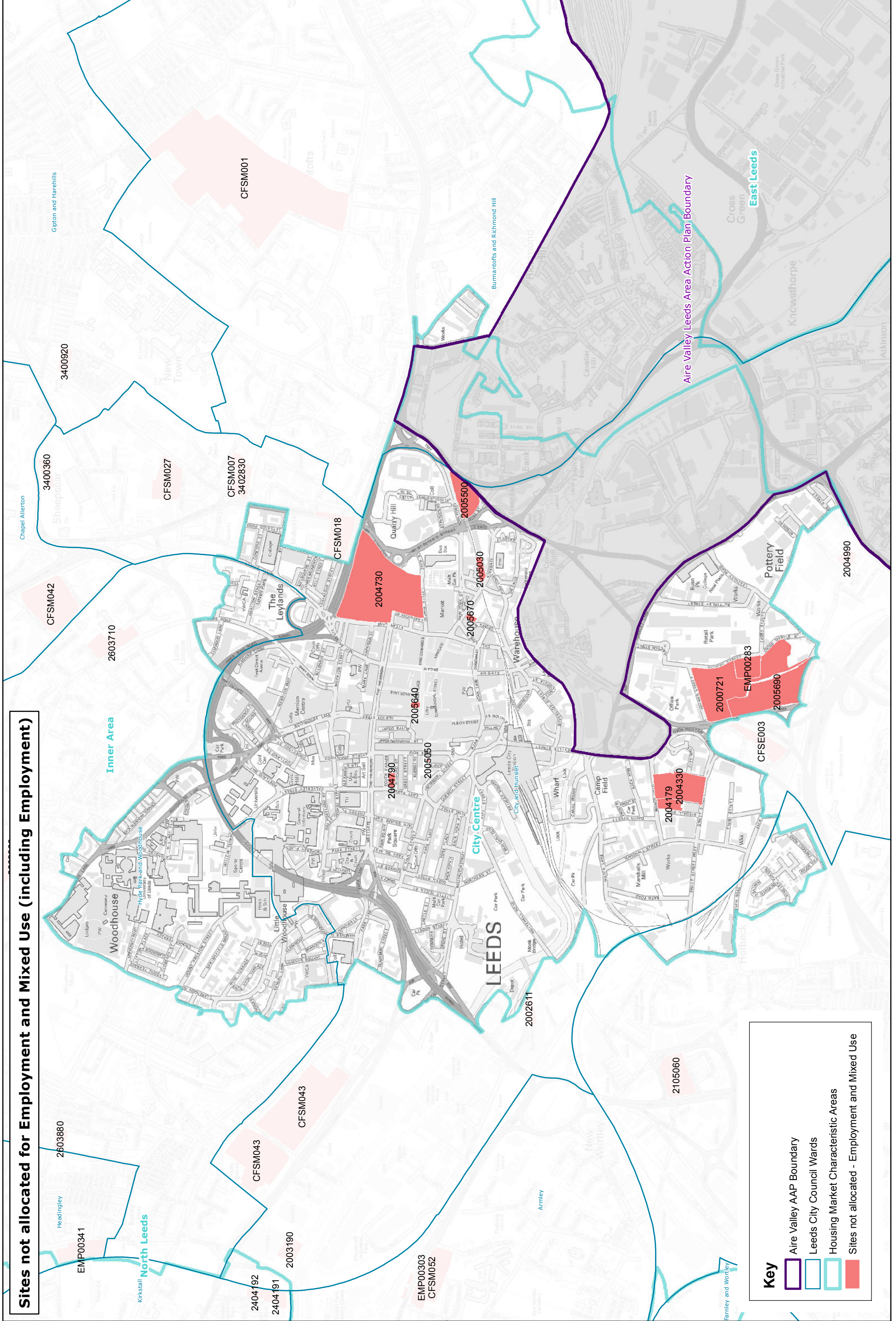
Sites not allocated for Employment and Mixed Use (including Employment)



Key

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Employment and Mixed Use

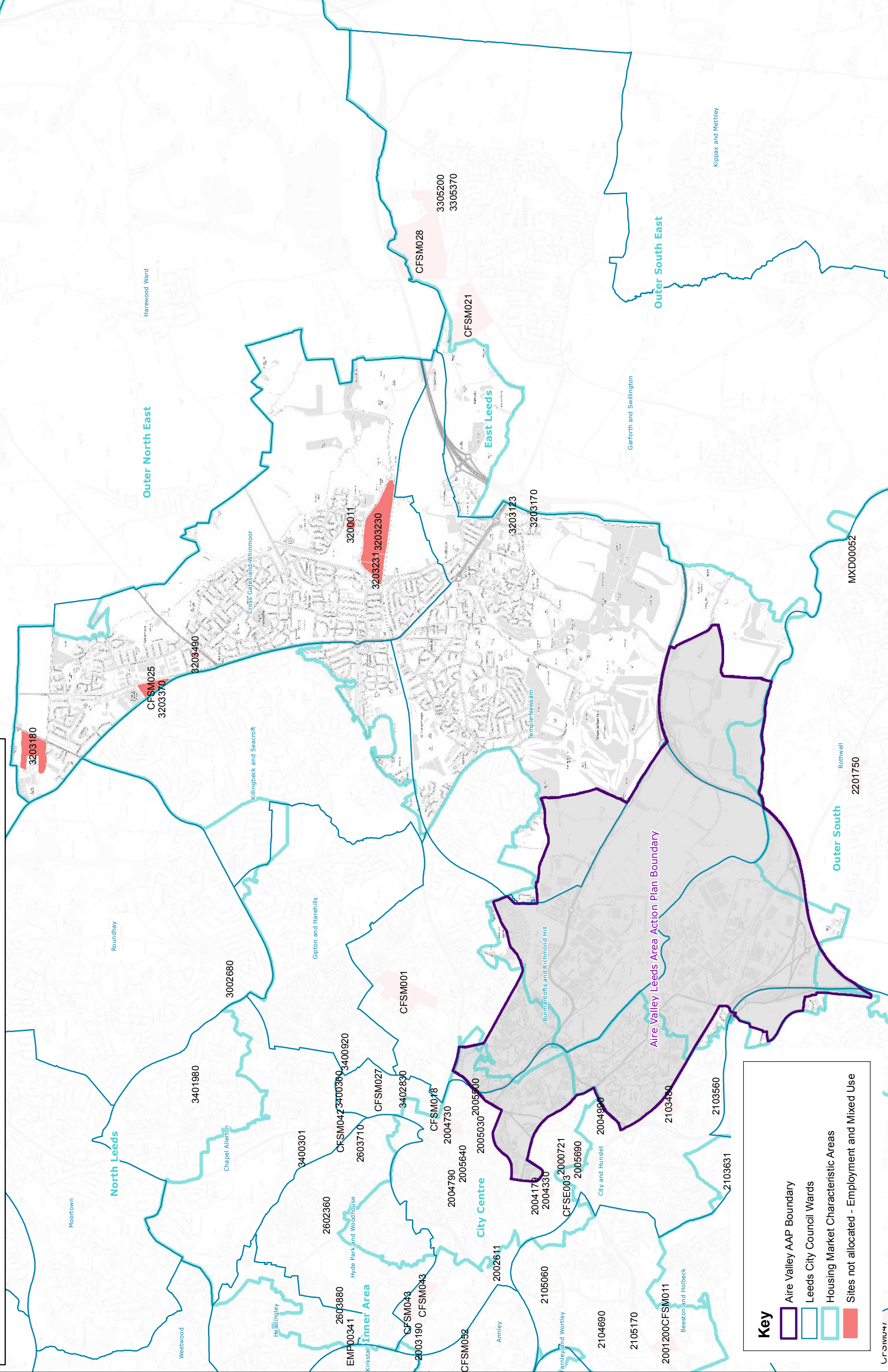
Sites not allocated for Employment and Mixed Use (including Employment)



Key

- Aire Valley AAP Boundary
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Employment and Mixed Use

Sites not allocated for Employment and Mixed Use (including Employment)



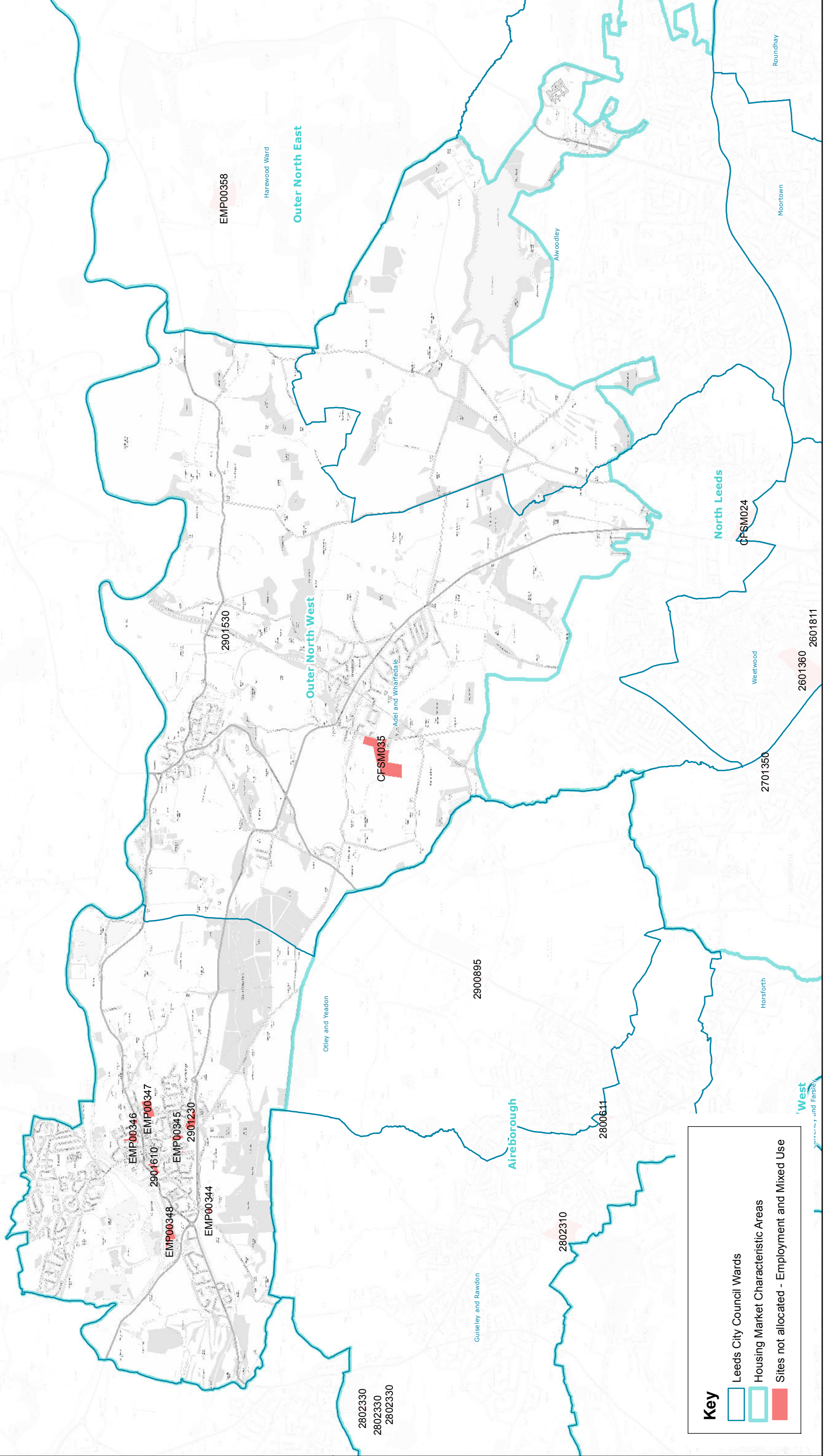
Key

- Aire Valley AAP Boundary
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Employment and Mixed Use

HMCA AREA
East Leeds

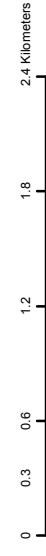


Sites not allocated for Employment and Mixed Use (including Employment)

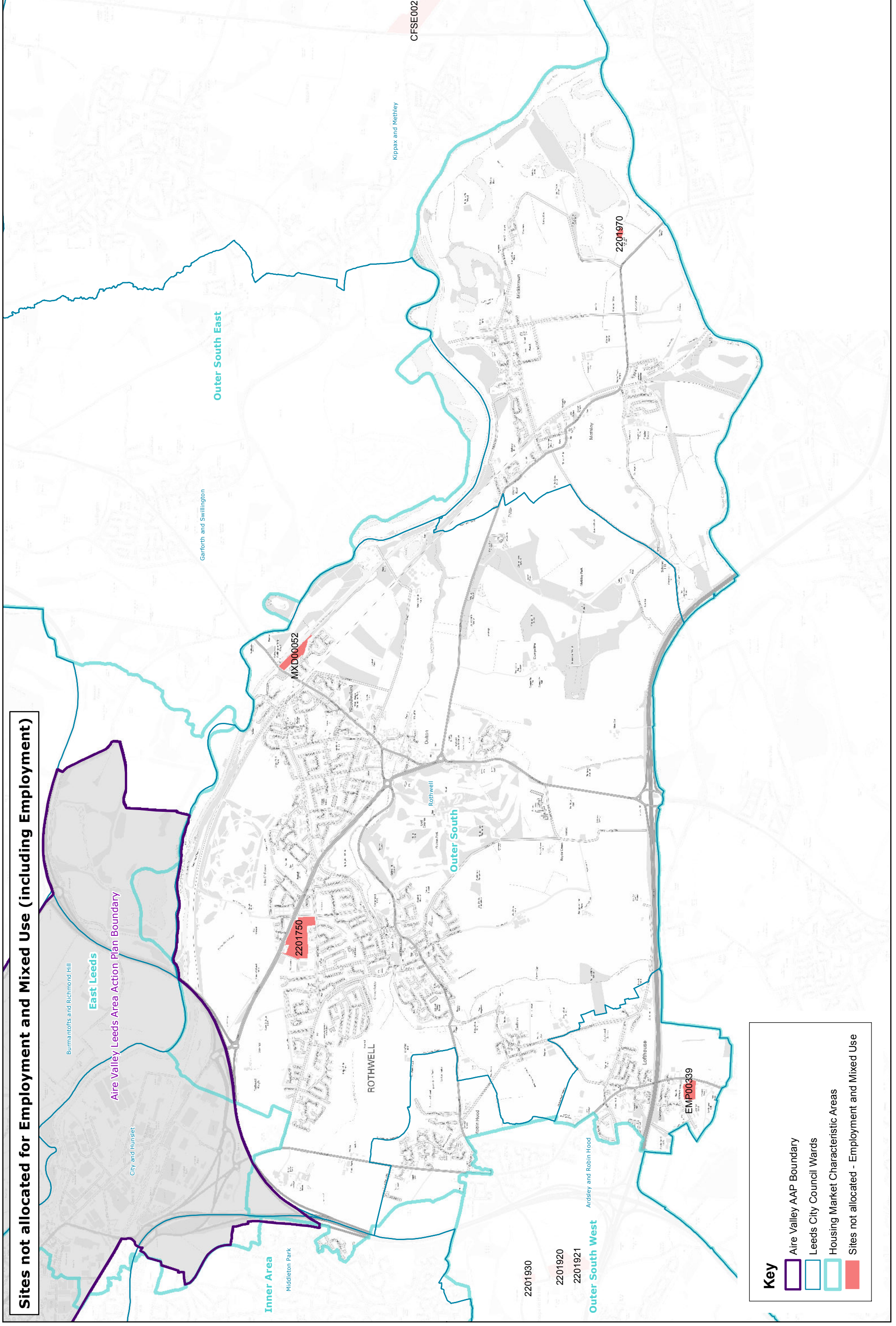


Key

- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Employment and Mixed Use

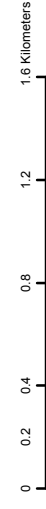


Sites not allocated for Employment and Mixed Use (including Employment)

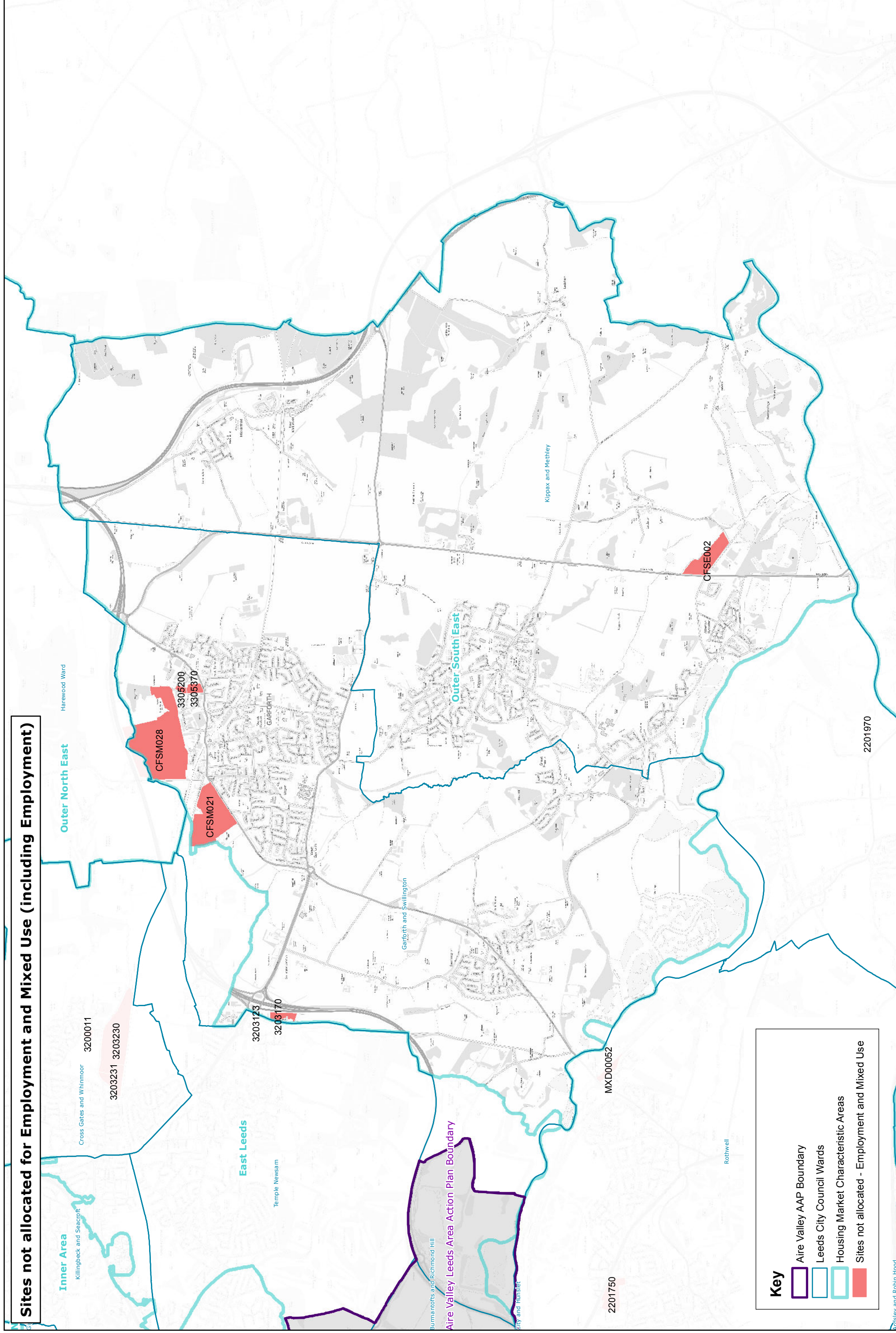


Key

- Aire Valley AAP Boundary
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Employment and Mixed Use



Sites not allocated for Employment and Mixed Use (including Employment)



Key

- Aire Valley AAP Boundary
- Leeds City Council Wards
- Housing Market Characteristic Areas
- Sites not allocated - Employment and Mixed Use

HMCA AREA
Outer South East

For more information, please contact:

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Site Allocations Plan
Employment Background Paper
Submission Draft

Leeds Local Plan
Development Plan Document

May 2017